FOR SALE BY PRIVATE TREATY

LOT 2: Traditional Barn and Buildings with the Benefit of Prior Notification for Conversion of Existing Buildings to 3 Dwellings - 0.404 Acres (0.16 Hectares)

Carrs Lodge Barn & Buildings, Newstead Lane, Newstead, Stamford, Lincolnshire, PE9 4SA

JOINT AGENTS

01775 765536
CARRS LODGE BARN AND BUILDINGS (Shown edged green on the Plan)

GUIDE PRICE: Offers Invited in Excess of £350,000 Freehold, Subject to Contract

GENERAL DESCRIPTION

Carrs Lodge Barn and Buildings offer an opportunity to redevelop a Range of stone and brick Barns in a unique elevated position, potentially overlooking to the south directly towards Burghley House (about 1½ miles) and being only 1½ miles to the north east of the historic town of Stamford, often referred to as ‘the finest Medieval town in England’.

Stamford offers extremely good local facilities and amenities of a high standard, and has become recognised as a very sought after area with high quality residential property available, individual shopping opportunities and a wealth of other local facilities and amenities, including excellent representation of the Arts. Educational facilities in Stamford are of a high standard and communications are equally good, being within half a mile of the A1, having a rail connection to Peterborough and the Midlands and other facilities available in the area, including some well renowned regional golf courses and the amenities of Rutland Water, one of the largest ‘man made’ Reservoirs in England.

Access to the Barns is over the roadway as hatched brown on the site plan included in these Particulars. This will be a right of way with shared maintenance provisions.

The traditional buildings have now been granted approval by SKDC for the ‘prior notification for conversion of existing agricultural buildings to 3 dwellings’ under Reference No: S18/0256. All queries that arise should be directed to the Planning Department of South Kesteven District Council : CALL – 01476 406080

THE BARS

TRADITIONAL BARN WEST: 5.8m x 13.2m of stone and concrete tile construction
BARN EAST: 4.9m x 12m of stone and concrete tile construction with Loft
RANGE OF EAST BUILDINGS: 22.6m x 4.6m of stone and slate construction
SEPARATE 3 BAY BUILDING 13.5m x 6.8m of stone, brick and slate construction
(North West Corner of site):

TOTAL SITE AREA: 0.404 ACRES (0.16 HECTARES) (Approximate and for Guidance Only)
NEW FARM ACCESS:
It is proposed that the Vendors will provide a new Farm access just to the north of the farmyard within four months of the completion of the sale of all Lots. In the intervening period there may be a continuing requirement to periodically access the Farm through Carrs Lodge Farmyard. However, this is not the main point of access for the farming tenant.

SERVICES:
We believe that mains electricity and water are available in the vicinity - the cost of connection and the practicality thereof together with all other aspects concerning provision of services and other related matters should be thoroughly investigated by interested parties prior to a commitment to purchase.

HEALTH AND SAFETY NOTICE
PLEASE ENSURE THAT YOU EXERCISE GREAT CAUTION AT ALL TIMES IN AND AROUND THE PROPERTIES, YARD, BUILDINGS AND LAND WHILST ON SITE – YOU ENTER ENTIRELY AT YOUR OWN RISK. PLEASE BE AWARE THAT BEHIND THE OUTBUILDINGS (THE BARN) AND ON THE EAST SIDE THERE IS A SMALL WATER HAZARD WHICH IS CLEARLY MARKED WITH HAZARD TAPE.

TENURE / POSSESSION
Freehold with vacant possession upon completion.

LOCAL AUTHORITIES

District & Planning:
South Kesteven District Council, St Peter's Hill, Grantham, Lincs. NG31 6PZ
CALL: 01476 406080

Water & Sewerage:
Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:
Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:
Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

PARTICULARS CONTENT
We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

PHOTOGRAPHS
The photographs contained in these particulars were taken in the late Summer of 2018.

Ref: 12105 (S10016 / 3-19)
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT / JOINT AGENTS: R. Longstaff & Co., 5 New Road, Spalding, Lincolnshire PE11 1BS
T: 01775 765536

Contact: Christopher Longstaff
E: commercial@longstaff.com
www.longstaff.com

Richardson Surveyors, Sheep Market House, Sheep Market, Stamford, Lincolnshire PE9 2RB
T: 01780 695017
E: A K Leach Esq. - akleach@richardsonsurveyors.co.uk
www.richardsonsurveyors.co.uk
PLANS FOR PART OF THE CONVERSION
FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
SITE PLAN

For Identification Purposes Only

NOT TO SCALE

LOT NO. 2
SITE AREA: 0.404 Acres (0.16 Hectares)