A detached agricultural barn of timber and cgi construction with potential for alternative uses subject to any consent that may be required. About 538 sq ft, Peaceful Setting, Possible Workshop/Storage, Accessible Location, Long Drive.

- 538 SQ FT POLE BARN
- TIMBER AND CGI CONSTRUCTION
- PEACEFUL SETTING
- ACCESSIBLE LOCATION
- SUIT VARIETY PURPOSES
- LOOE 5 MILES
- LISKEARD 4 MILES
- SUIT WORKSHOP/STORAGE
- SUIT VARIETY USES

Guide Price £35,000
LOCATION
Whilst approached over a shared drive, the property enjoys straightforward access to the A387 and A38. There is a local farm shop at Widegates, with popular café, catering for most day to day needs and the nearby village of Hessenford has a church and popular public house.

DESCRIPTION
The property comprises a redundant agricultural pole barn extending to 538 sq ft and measuring 10.79m (35ft) long by 4.67m (15ft) wide. The barn is identified on the attached plan and is believed to have limited outside space of about 1 metre on the east, west and south sides.

The barn has in recent years been used for storage and may be considered suitable for a variety of alternative uses including studio or workshop etc, subject to achieving any consents that may be required. We understand that there is the right to install a water and electricity supply at the purchasers sole expense.

OVERAGE
The vendor intends to place an overage clause on the property requiring the purchaser and their successors to pay 20% of any uplift in value in the event of obtaining consent to change the use of the property to residential for a period of 20 years from the date of sale.

EPC - EXEMPT

These particulars should not be relied upon.