Traditional Barn for Conversion at Park House Farm, Little Lawford, Rugby CV23 0JJ
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Barn with planning permission for a three bedroom property (GEA 1,958 sq ft) and annexe (GEA 663 sq ft), three bay carport, gardens and yard area in a village location close to Rugby

Site area 0.35 acres (0.14 hectares)

Situation
The property is situated on Little Lawford Lane within the small village of Little Lawford which is approximately 3 miles from the centre of Rugby. Coventry is approximately 6 miles to the west, the Fosse Way (A428) provides a link north and south to the M6, A5, A45 and M40.

Further afield Leamington Spa is approximately 10 miles to the south west and Stratford Upon Avon approximately 20 miles to the south west. Birmingham, approximately 25 miles to the west, can be accessed via the A45. The mainline railway station at Rugby provides a direct route into London Euston and both Nottingham East Midlands Airport and Birmingham International Airport are within close proximity.

The situation of the land is shown in more detail on the location plan.

Description
The barn at Park House Farm is a two storey brick and tile barn which has planning permission for extension and conversion to a detached three bedroom property with a gross external area of 1,958 sq ft (182 sq m). In addition to the house, there is also permission to convert a further barn extending to 663 sq ft (61.64 sq m) to an annexe as well as the construction of a three bay open fronted carport, landscaped gardens and a yard area.
The site area extends to 0.35 acres (0.14 hectares) and is shown shaded red on the plan.

The proposed accommodation within the new property comprises:

Kitchen (2.8m x 6.2m), Living Room (4.6m x 5.5m), Snug (3m x 4.6m), Downstairs Cloakroom

First Floor: Bedroom 1 (6m x 3m) with En Suite (1.5m x 3.3m), Bedroom 2 (3.7m x 3.7m), Bathroom (2.5m x 2.2m), Bedroom 3 (3m x 3.3m)

The proposed accommodation within the annexe comprises a Games Room (4.6m x 6.4m) (incorporating Shower Room and WC) and Studio Gym (4.6m x 3.2m).

The Carport (9m x 5.25m) is open fronted and provides parking for three cars.

The vendor installed the new access and final sign off from the Council (Highways Authority) will be given prior to completion. The ongoing maintenance will be the shared responsibility of the vendor and purchaser.

Planning
Planning permission was initially granted under application R14/0522 by Rugby Borough Council on 14th May 2014, the permission was renewed on 27th April 2017 under reference R17/0413 and lasts for three years from this date.

There are a number of conditions attached to the planning permission which purchasers should make themselves aware of. The planning permission can be downloaded from Rugby Borough Council’s website or can be emailed from the agent’s office.

Condition 12 required the installation of a revised vehicular access. The vendor signed a Section 104 Agreement and paid a bond to Warwickshire County Council and has completed this work.

General Information
Access
The vendor has constructed a driveway, shown approximately shaded grey on the plan. The purchaser will have the necessary rights over this area to gain access to their property.

Services
The vendor has installed a water pipe under the new driveway which can be used if a new water supply is provided.

A shared water supply exists (from Long Lawford) and a sub-meter is in place. The purchaser will be responsible to pay for all water consumed thereafter in accordance with the meter readings.

It is understood an electricity connection is close by and if required an easement or wayleave will be granted by the vendor in order to connect to the nearest electricity supply.

The vendor’s existing electricity supply to the retained buildings crosses the land to be sold. The vendor will re-direct this supply in a position to be agreed with the purchaser prior to the completion of the conversion of the dwelling.

Drainage will need to be via a new private system installed by the purchaser on their property.
Rights of Way
The purchaser will have the necessary rights over the driveway shaded grey giving access from the highway to their own property and this use will be shared with the vendor and maintenance contributions will be made in accordance with use.

Local Authority
Rugby Borough Council  Tel. 01788 533533
Warwickshire County Council Tel. 01926 410410

Utilities
Severn Trent Water  Tel. 0845 7500500
Western Power Distribution  Tel. 0845 7240240

Viewing
At any reasonable time during daylight hours with a copy of these details to hand, the land can be accessed by climbing over the gate.

Viewing is entirely at your own risk.

Vendor Solicitor
Broomfields, St Johns Business Park, Lutterworth, Leicester LE17 4HB, reference Duncan Plester, telephone 01455 559444, email Duncan.plester@broomfields.uk.com

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