



Two New Build “Barn Style” Plots at Round House Farm,
Haven Bank, New York, Lincoln, LN4 4XR



Two New Build Plots at Round House Farm, Haven Bank, New York, Lincoln, LN4 4XR

£280,000

- 2 x New Detached Dwellings
- Class Q and Fallback Planning Permission
- Each Plot with the option of additional 2 acres of Land
- Situated in a rural setting
- GIA of Plot 1 is 186m² (2,002sqft)
- GIA of Plot 2 is 304m² (3,272sqft)

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General Description

Pair of sizeable building plots situated in a rural setting, surrounded by open countryside. The current agricultural buildings were originally granted a class Q permission for residential conversion and the permission was replaced with permission for the erection of two new build “Barn Style” plots. The plots are available for sale as a whole or in two lots with the option to purchase two acres by separate negotiation.

Plot 1 – Guided at £140,000

Plot 2 – Guided at £140,000

Location & Situation

The property is rurally situated approximately 2.4 miles Southwest of the village of New York, 4.9 miles south of Coningsby, 9.1 miles Northwest of the market town of Boston and 27.2 miles from the city of Lincoln. The plots will have a shared driveway from the Haven Bank. Maintenance according to user.

Planning Permission

The site has Planning Permission under the fallback position for the demolition of the existing agricultural buildings and erection of 2 no. new dwellings permission was granted by East Lindsey District Council on 30th March 2023, under planning reference S/207/02406/22.

Full details of the permission can be viewed on the council's planning website. https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=EASTL_DCAPR_137371



Size

The GIA of each plot is as follows:

- Plot 1 - 186m² (2,002sqft).
- Plot 2 - 304m² (3,272sqft), including the integrated double garage.

Access

The plots will have a shared drive from the public highway and the buyers will have the unencumbered rights to use the access at all times and for all purposes.

Conditions of Sale/Covenants

To protect the value of the vendor's retained farmland around the plots the vendor will enforce a covenant on the sale to ensure that no noisy, nor offensive businesses are conducted from either of the properties.

Fencing Obligation

The purchaser shall erect and thereafter maintain a suitable fence around the property to the reasonable satisfaction of the vendor.

Services

The site no longer has mains water, nor an electricity supply and purchasers will need to reconnect the utility supplies.

Wayleaves, Easement & Rights of Way

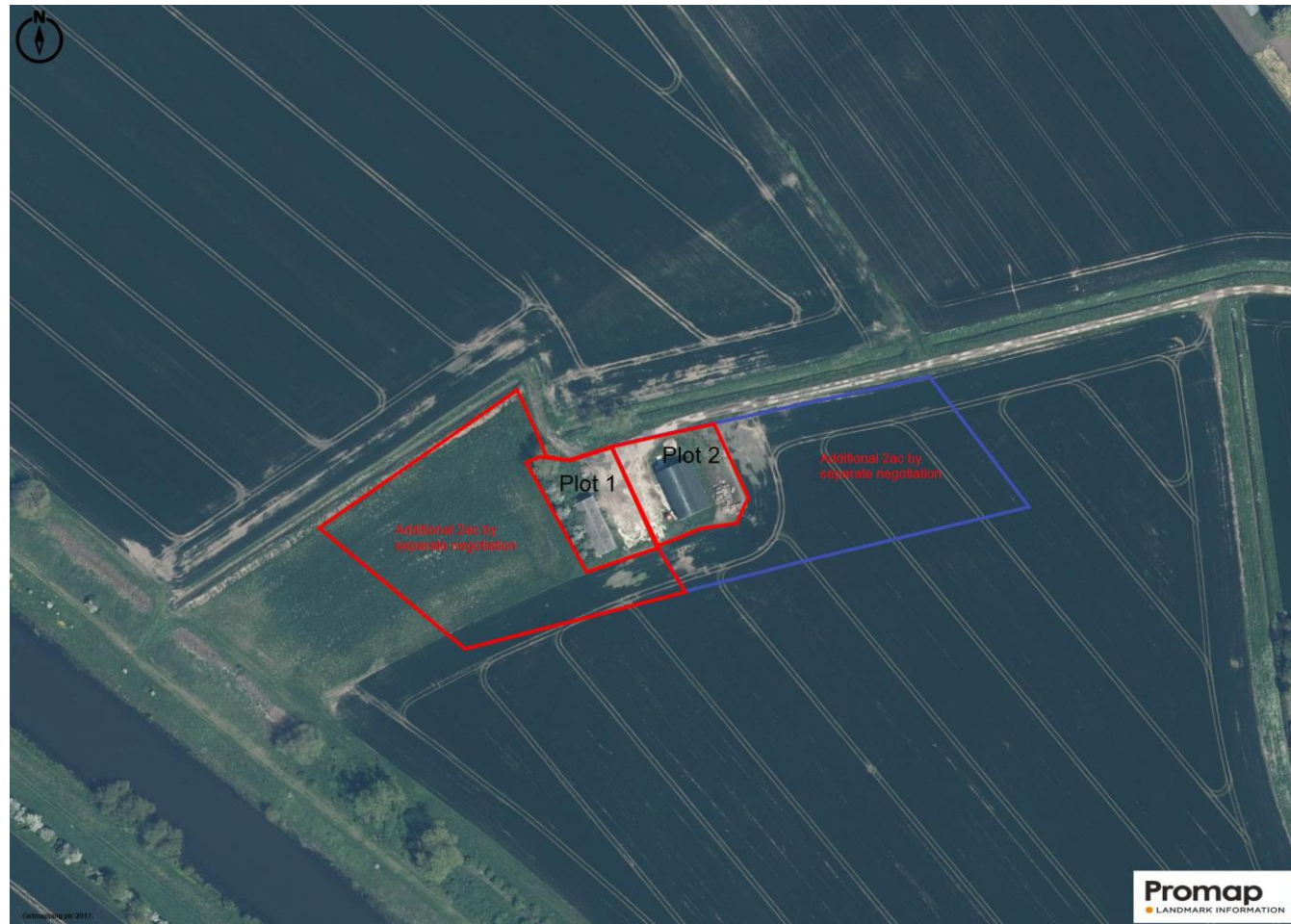
The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars. The vendor will grant an easement for access and a water pipe along his access road to connect mains water.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

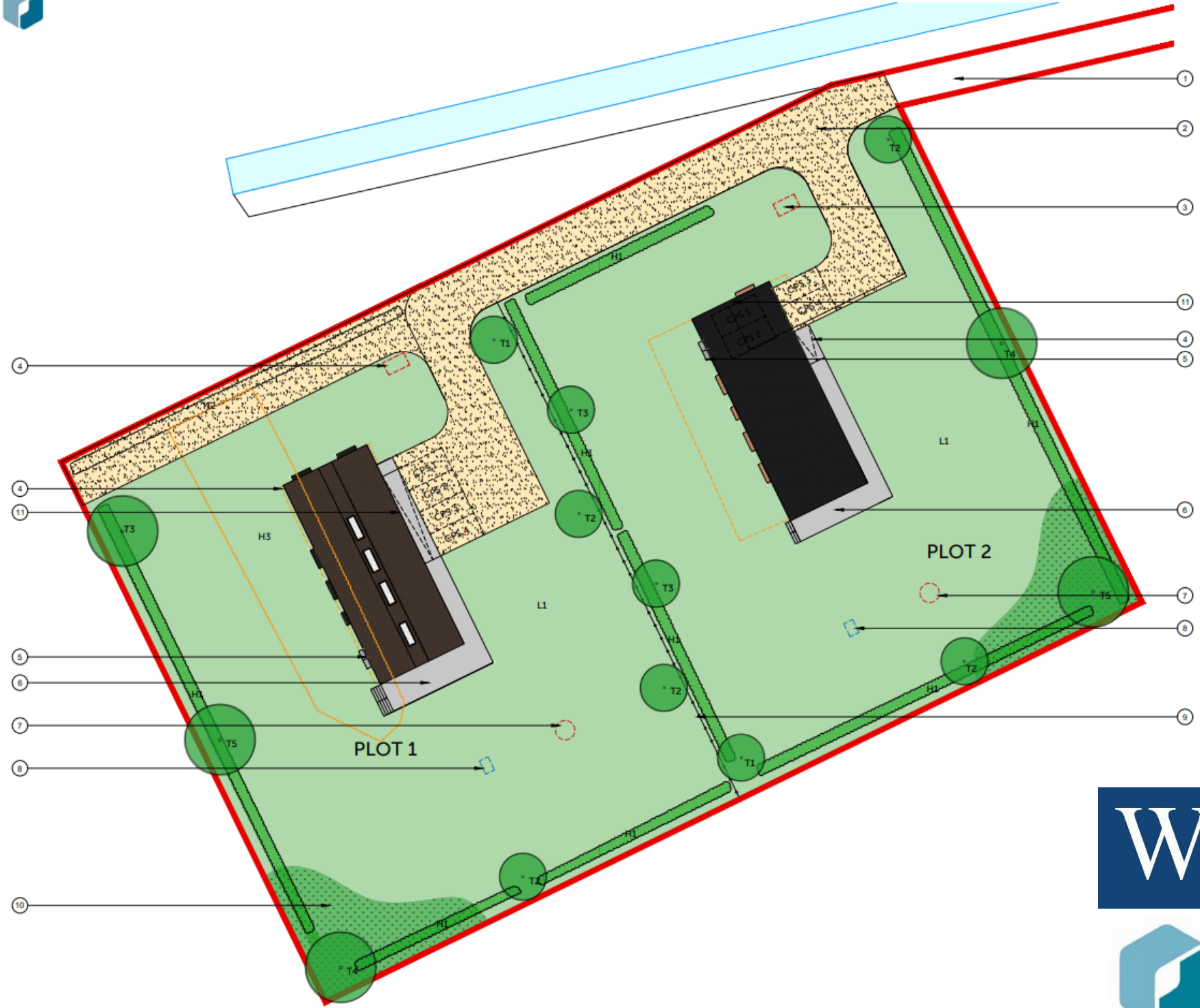


The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own safety, particularly around any farm machinery.

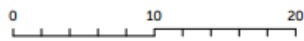
Those wishing to view the property do so at their own risk.

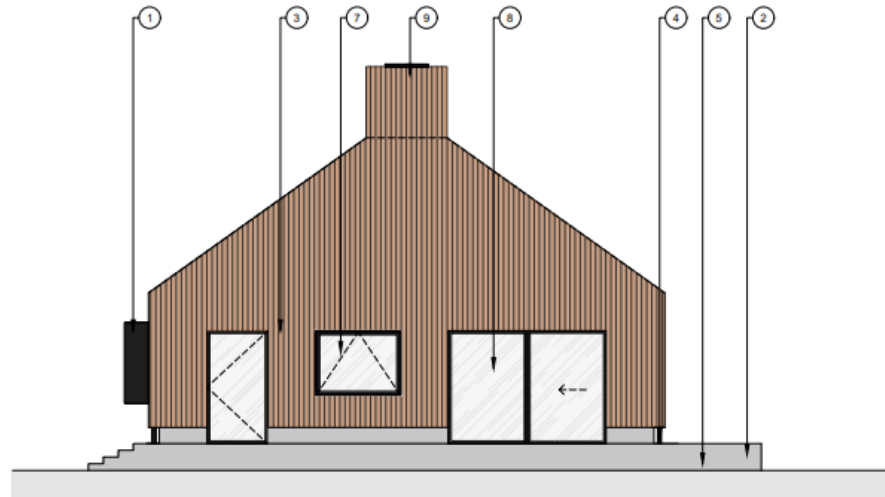


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& Co

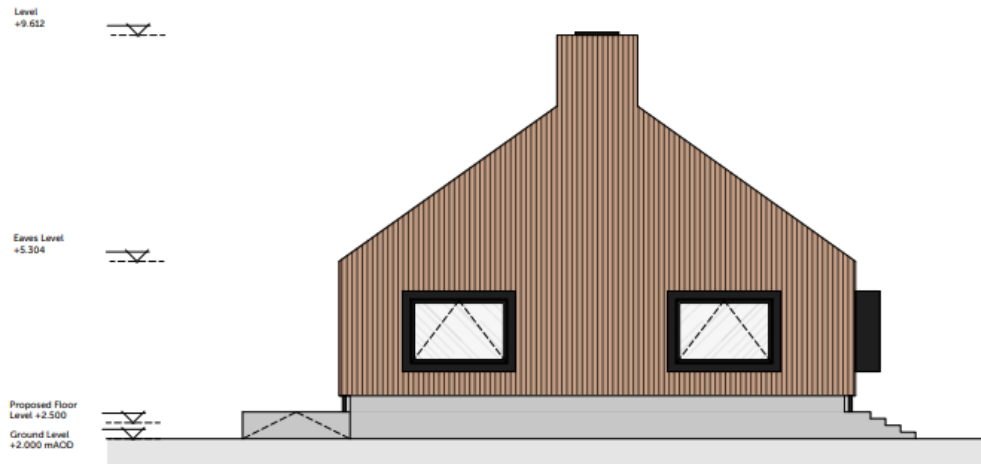


PROPOSED SITE PLAN
1:200

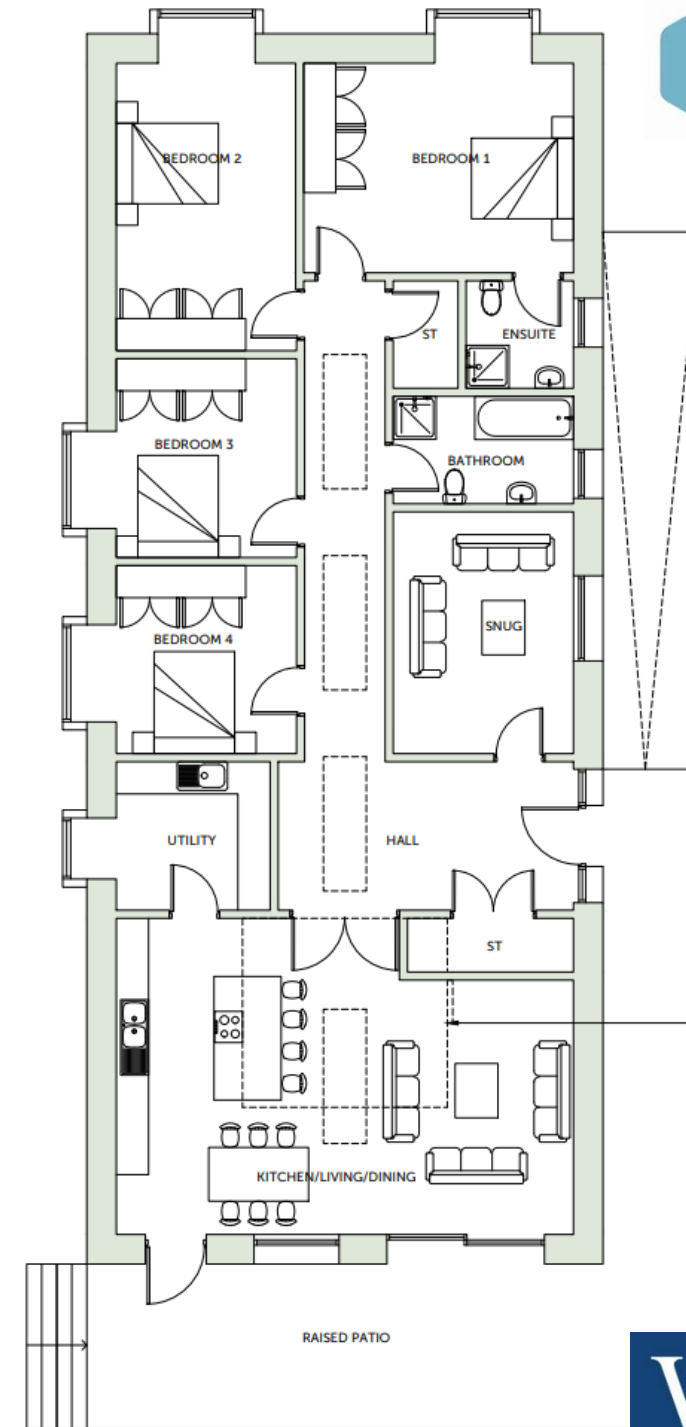




PROPOSED SOUTH ELEVATION
1:50

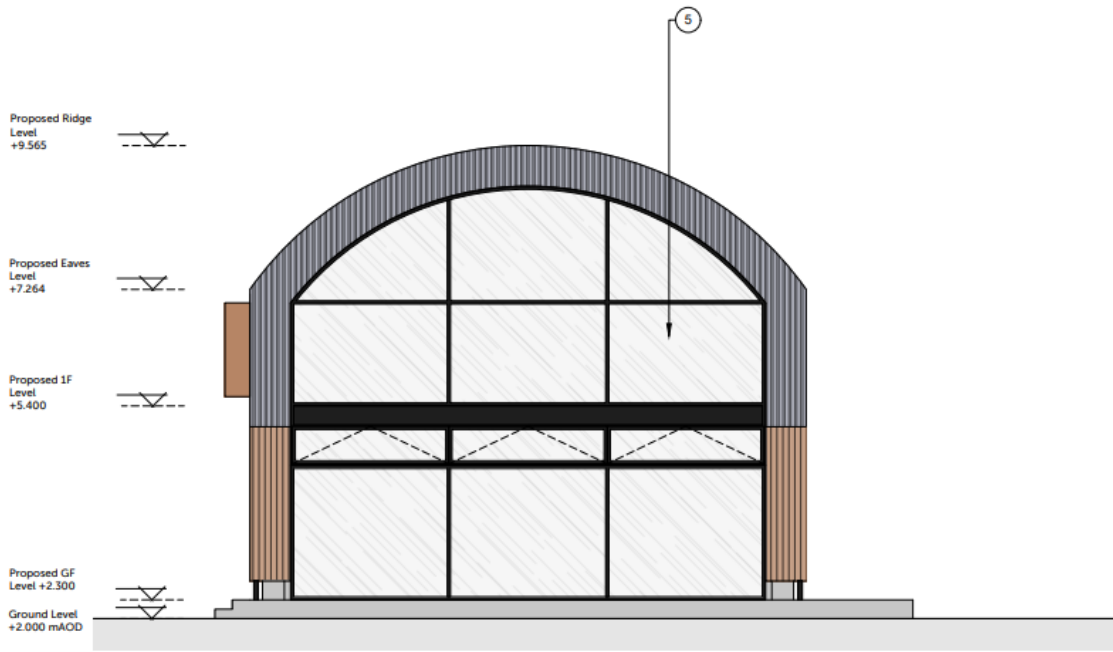


PROPOSED NORTH ELEVATION
1:50

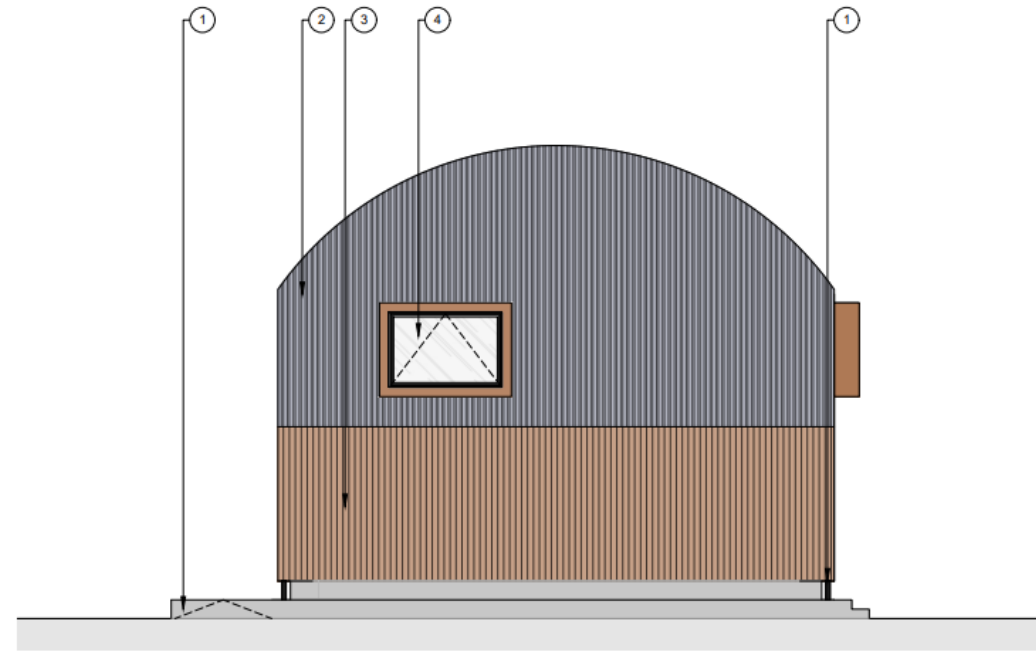


PROPOSED GROUND FLOOR PLAN
1:50

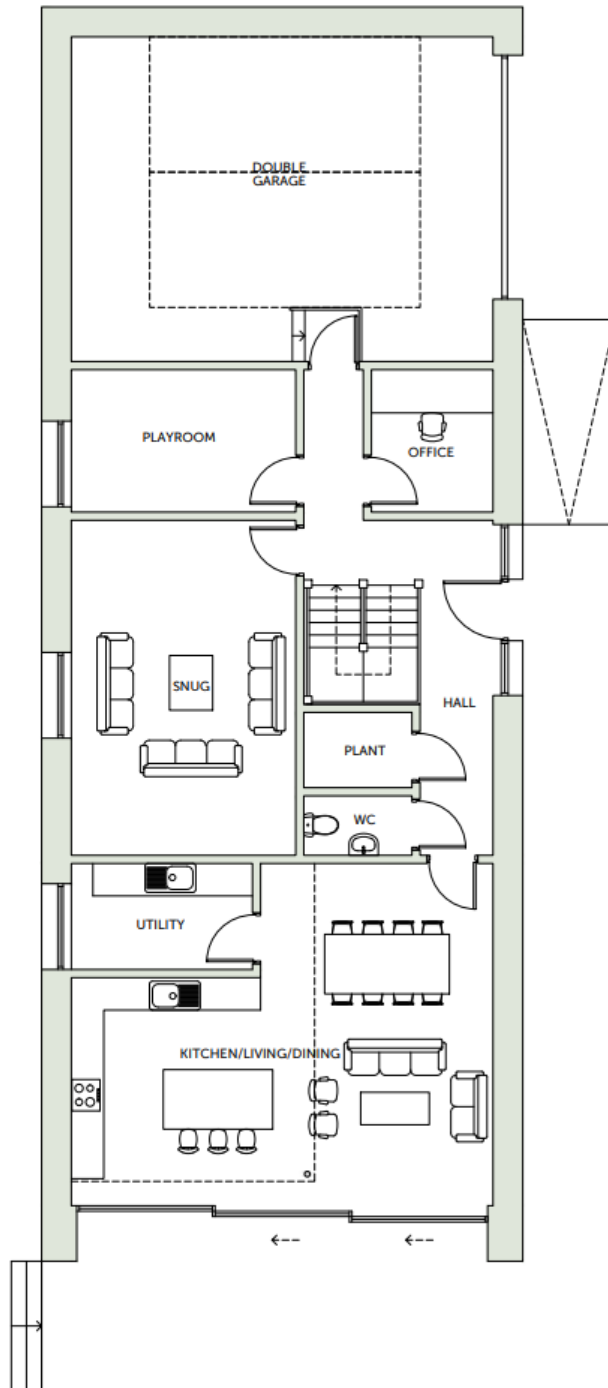
Dashed line indicates mezzanine floor above with ladder access



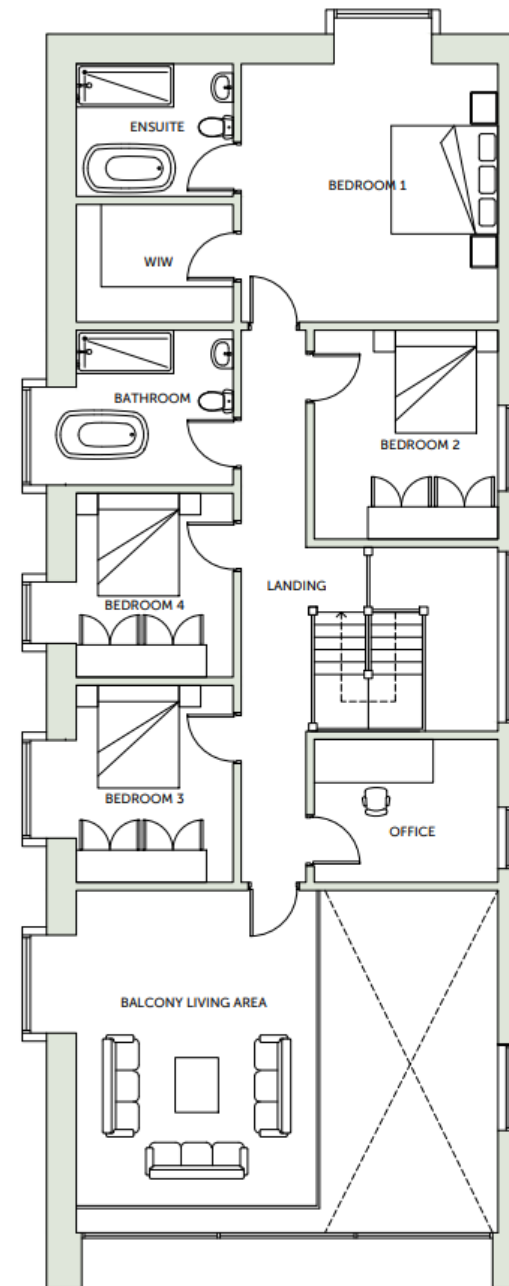
PROPOSED SOUTH ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

