



Class Q Barn for Conversion, Church Lane,
Gautby, Market Rasen, Lincolnshire, LN8 5JP



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Will Barker & Co

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- Brick Barn for Class Q Conversion in 0.26ha (0.65 acres)
- 1.01ha (2.53acres) of contiguous Paddock land
- Planning granted for 3 bed conversion
- Edge of village location but with no near neighbours.

- For Sale by Private Treaty
- Freehold with Vacant Possession
- LR Title: LL272102
- Originally part of Gautby Great Park.

£150,000

Will Barker & Co are pleased to be able to offer the opportunity to purchase a Barn for class Q conversion with the option of a further 2.53 acres of contiguous land at Gautby, historically part of the Gautby Great Park, this is a fantastic development opportunity with picturesque views.

Pricing

Class Q Barn for conversion - £150,000 as edged in blue on the plan
2.53 acres of contiguous land - £30,000 as edged in red on the plan

Situation

The property is situated south of Church Lane, within the parish of Gautby, to the west of the village of Gautby, and is located within the East Lindsey District of Lincolnshire. It sits approximately 12km (8 miles) east from the market town of Horncastle, 14km (9 miles) north of the town of Woodhall Spa, and 21 km (13 miles) east of the Cathedral City of Lincoln. Most amenities can be found in the town of Horncastle, with a GP surgery, multiple supermarkets, as well as a grammar school.

What3words ///promoting.workforce.narrates

Planning permission

Class Q planning permission was granted by East Lindsey District Council on 24/04/2026

Full details of the permissions can be viewed on the East Lindsey District Council planning website, under reference: 00234/26/AGDH.

<https://publicaccess.e-lindsey.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

In the selling agent's opinion, this is a fantastic site for either a barn conversion or to establish a better, fallback permission for the erection of a new dwelling in the countryside now the Class Q residential use has been established on the site. Subject to planning, this could be the site for a £1,000,000 property.



Services

The barns have an existing water supply, which is available if the buyer wishes to take over the supply. Historically mains electricity was connected to the barn; there is no mains drainage.





Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements and all wayleaves, whether referred to or not in these particulars.

Minerals, Timber & Sporting Rights

The mineral, timber and sporting rights are included with the sale of the freehold interest, so far as they are owned by the Vendor.

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(s) will be deemed to have full knowledge of all boundaries and the Vendor, nor their Agent will be responsible for defining the boundaries for the ownership thereof.

Viewings

Prospective purchaser wishing to view should make an appointment through the selling agents, Will Barker & Co. Those wishing to view the property, do so at their own risk.







Will Barker
& Co

The Old
School House

0.65 ac

2.53 ac

Gautby

All Saints'
Church



Market Rasen

Louth

Mablethorpe

Wragby

Horncastle

Spilsby

Skegness

Lincoln

Woodhall Spa

Wainfleet All Saints

Sleaford

Heckington

Boston

