



Class Q Barn for Conversion, Leagate Road,  
Gipsey Bridge, Boston, Lincolnshire, PE22 7BZ

Will Barker  
& Co

## Class Q Barn for Conversion Leagate Road, Gipsey Bridge, Boston, Lincolnshire, PE22 7BZ

- Traditional red brick barn
- Available as a whole or in lots
- Rural Location
- Barn for Class Q Conversion
- Additional acre available separately
- Redevelopment Opportunity

# £110,000

Will Barker & Co  
12 The Point, Lions Way  
Sleaford, NG34 7SU  
01529 414555  
info@willbarker.co.uk  
www.willbarker.co.uk

### General Description

We are delighted to introduce to the market an opportunity to purchase a traditional brick Class Q Barn for conversion.

### Location & Situation

The property is rurally situated approximately 9.1km (5.7 miles) north from the historic port town of Boston, 31.8km (19.8 miles) east from the town of Sleaford, and 47.3km (29.4 miles) southeast of the City of Lincoln.

### Planning Permission

The Barn has Class Q permission for a 3-bedroom barn conversion, being granted by East Lindsey District Council on 4<sup>th</sup> June 2026.

Full details of the permission can be viewed on the council's planning website.

### Access

The property is accessed directly from The Leagate Road, having road frontage onto it, each property will have its own private driveway.

### Conditions of Sale/Covenants

To protect the value of the vendor's retained farmland and each of the lots the vendor will enforce a simple 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 barn is not connected to any mains services and purchase must make their own enquiries with the relevant utility provider.

### **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.

### **Method of Sale**

The freehold interest 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. We would ask you to be as vigilant as possible when inspecting for your own safety.

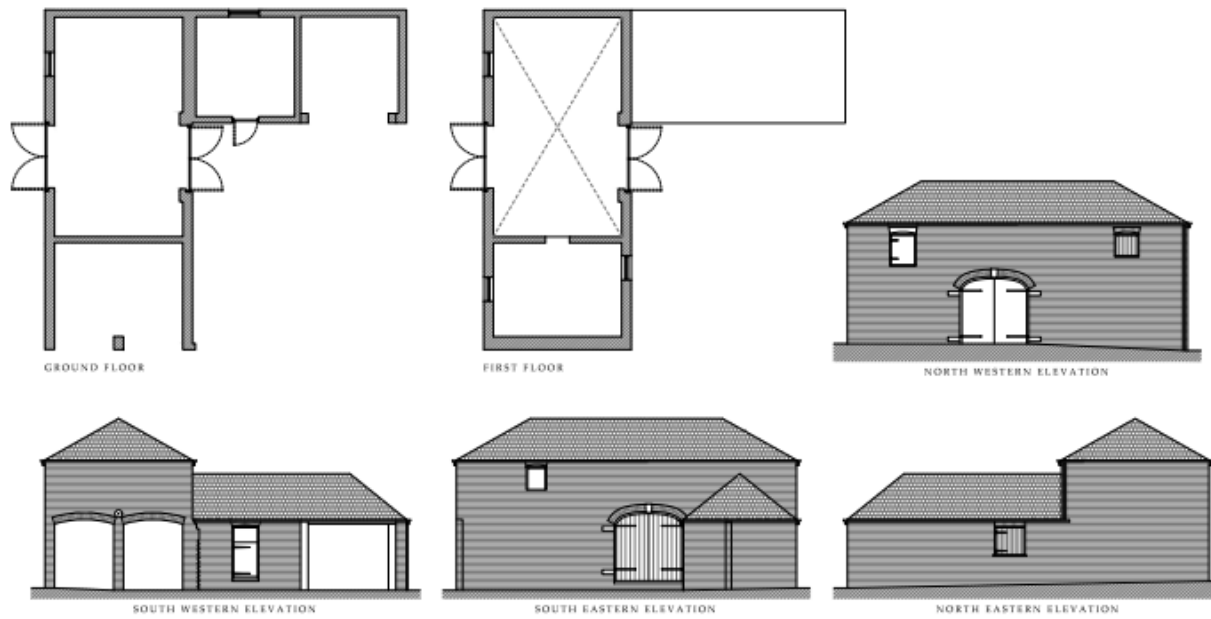
Those wishing to view the property do so at their own risk.

### **Plans**

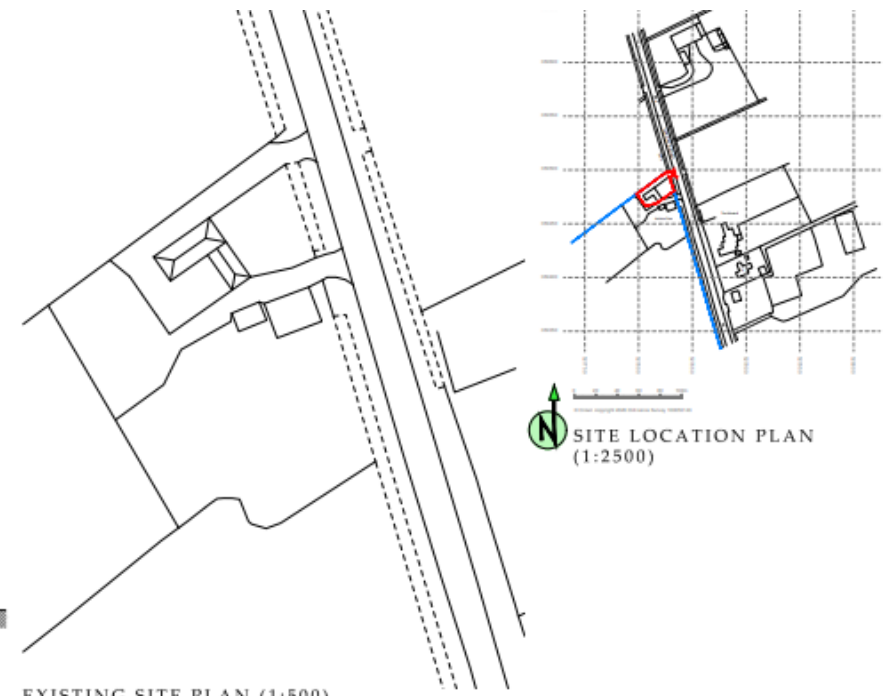
The area can be seen in blue on the below plan, with the additional land being shown in a lighter blue

The vendors are willing to sell an additional acre of land with Lot 1 and Lot 2, for an additional £15,000.





EXISTING PLANS & ELEVATIONS (1:100)

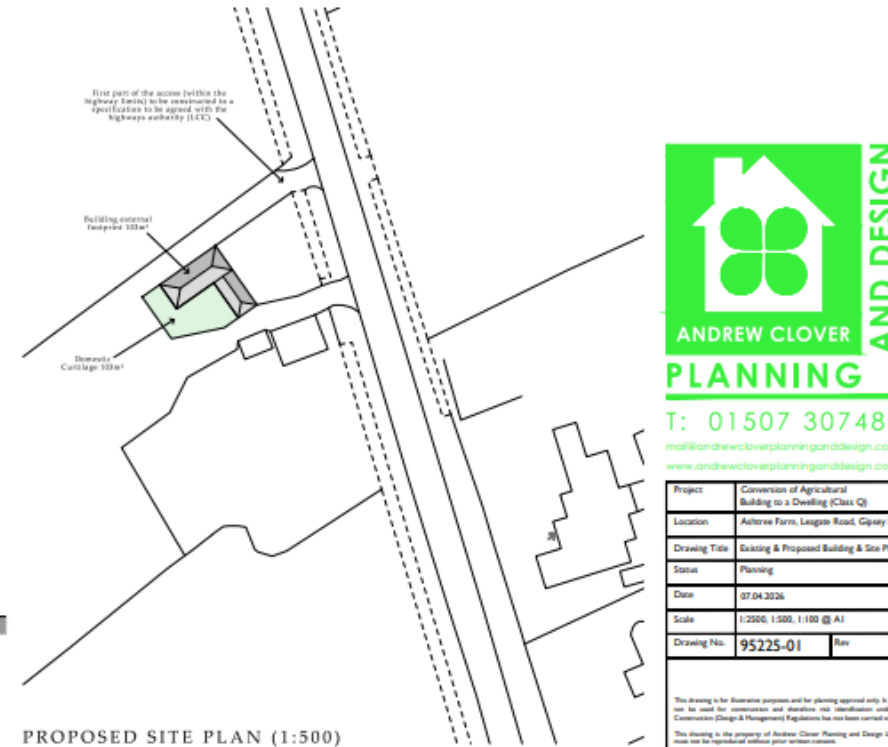


EXISTING SITE PLAN (1:500)

 SITE LOCATION PLAN  
(1:2500)



PROPOSED PLANS & ELEVATIONS (1:100)



PROPOSED SITE PLAN (1:500)

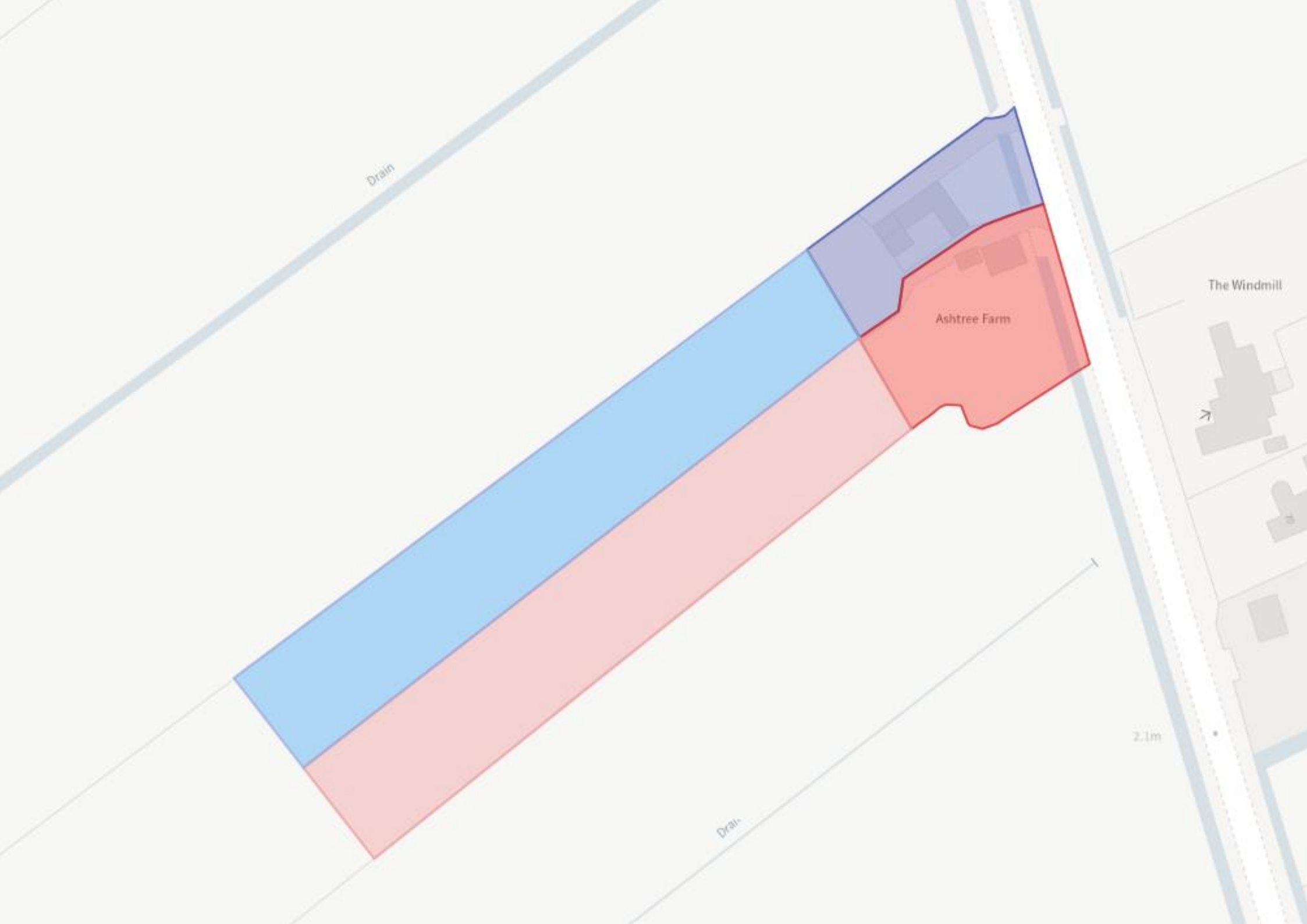


T: 01507 307485

[mail@andrewcloverplanninganddesign.co.uk](mailto:mail@andrewcloverplanninganddesign.co.uk)  
[www.andrewcloverplanninganddesign.co.uk](http://www.andrewcloverplanninganddesign.co.uk)

Project	Conversion of Agricultural Building to a Dwelling (Class Q)
Location	Andrew Farm, League Road, Gipsy Brick
Drawing Title	Existing & Proposed Building & Site Plans
Status	Planning
Date	07.04.2024
Scale	1:2500, 1:500, 1:100 @ A1
Drawing No.	95225-01
Rev	

This drawing is for illustrative purposes and for planning approval only. It should not be used for construction and therefore risk identification under the Construction (Design & Management) Regulations has not been carried out.  
This drawing is the property of Andrew Clover Planning and Design Ltd and must not be reproduced without prior written consent.  
Do not scale from this drawing, use printed dimensions only.



Drain

Ashtree Farm

The Windmill



2.1m

Drain

