



EQUUS

Country & Equestrian



BARN

NO LONGER AVAILABLE - PERMITTED DEVELOPMENT GRANTED to convert an agricultural concrete framed building to a residential dwelling - Seeking a Self Build Project? One off opportunity to build your own country/equestrian home in 7 acres (TBV) of level pastureland and occupying a rural location. Formerly a Dairy and Livestock Farm, Permitted development has been granted for change of use of a detached concrete framed former agricultural barn. The foot print within the frame equates to 254 sqm (13.75m x 18.50m approx.) and, subject to internal design, it is thought that a Mezzanine floor, or even a full first floor could also be incorporated into the accommodation increasing the floor space substantially. One side of the barn overlooks the open fields which are being sold with the property and offering scope to add equestrian facilities (subject to the necessary permissions).

For guidance on self-build projects please seek independent advice from a reputable Architect and or visit various web sites relating to such projects. The Artists Impression demonstrates what the finished property may look like. Applicants / Buyers will need to ascertain the cost of building the whole property as a finished project whilst adhering to current Planning and Building Regulations. Furthermore there are various lenders who specialist in self-build finance as well as some High Street Banks. The ARTIST impression on these particulars have been produced to give applicant/buyers an idea of what the property may look like once completed.

PROPOSED PROPERTY DESCRIPTION

The barn is a concrete framed former agricultural barn (livestock building) with open sides and under Permitted Development has been granted change of use to a detached Residential Dwelling. The foot print within the frame equates to 254 sqm (13.75m x 18.50m approx.). Subject to internal design it is thought that a Mezzanine floor, or even a full first floor could be built to accommodate a master suite increasing the floor space substantially (Architect required as part of the self - build project).

One side of the barn overlooks the open fields which is being sold with the property.

For advice on self-build projects please seek independent advice from a reputable Architect and or visit various web sites relating to such a project.

Furthermore there are various lenders who specialist in self-build finance or speak directly to a high street Bank for advice on how to fund such a project.

There is a abundant different on-line magazines and web sites which can help guide you through the process.

AGENTS NOTES

The main image has been produced as an ARTISTS IMPRESSION i.e. an example of what the barn may look like once completed along with the trees, fauna, hedging and car parking area. Applicants / Buyers will need to ascertain the cost of building the whole property as a finished property including the entire interior / garages/ outbuildings / fencing etc whilst adhering to current Planning and Building Regulations.

The other existing barns (which do not have permitted development rights, in all 4 others) will be removed.

One other set of barns have been sold already and the new owners are expecting to commence work shortly.

The successful purchaser will have 3 years from the date of approval to complete the conversion of the buildings.

LAND & GROUNDS

The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been formally measured by Equus and or its sellers/clients other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: www.goodschoolsguide.co.uk - www.homecheck.co.uk

www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

VIEWING ARRANGEMENTS

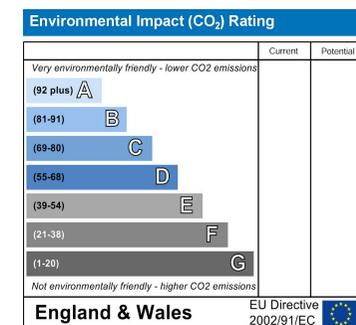
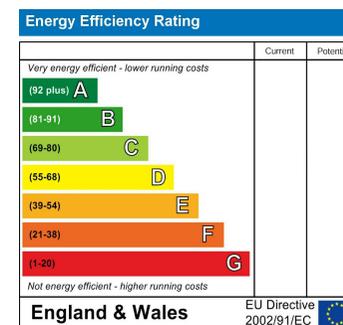
All Viewings are strictly by Appointment with the Vendors Agent

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