



**SUDBROOK HOUSE FARM BARNs**, Ancaster, Grantham, **GUIDE £675,000**



## Sudbrook House Farm Barns, Ancaster, Grantham, Lincolnshire, NG32 3RJ,



A range of farm buildings and barns with Planning Permission for conversion to residential use set in a tree lined rural location just off the ancient Roman Ermine Street, known locally as the High Dyke, approximately 10 miles north-east of Grantham.

### GENERAL

Occupying an attractive rural setting, this development site extends to about 1.34 acres (0.54 hectares) and comprises a principal range of stone and pantile barns and stables, together with an off-lying detached stone building. Two further units have already been sold.

### DIRECTIONS

From Ancaster crossroads proceed north on the B6403 through and out of the village for a distance of 1.7 miles. The entrance to the Property is on your left and identified by our For Sale sign. Alternatively, from Byards Leap, turn south off the A17 onto the B6403 and proceed for a distance of 2 miles and the Property can be found on the right.

### PLANNING

Planning Permission and Listed Building Consent were granted by South Kesteven District Council on 25 November 2016. The Planning Permission (S16/1776) is for the demolition of barn, plant building and portal unit and conversion and extension of barns to create 6no. dwellings. The Listed Building Consent (S16/1844) is for internal and external alterations to range of barns, including demolition of lean-to structures in relation to residential conversion. Copies of the Planning Permission and Listed Building Consent are available by email on request.

### DESCRIPTION

The four units comprise:

**Unit 1 – Field View**, a mainly stone and slate barn with attached cart shed.

**Unit 4 – The Granary**, a three storey stone and pantile waggon shed with granary over and remains of a single storey wing.

**Unit 5 – The Old Barn**, a two storey stone and pantile barn with single storey wing.

**Unit 6 – The Stables**, a pair of single storey stone and pantile former stable buildings.

### SERVICES

There is no mains drainage to the site and the Buyer will need to make his own enquiries regarding incoming electrical and water supplies.

### METHOD OF SALE

The Property is offered for sale by private treaty as a whole.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Rights of way will be reserved over the access drive as shown on the site plan in these particulars, subject to proportionate maintenance and repairing obligations.

Appropriate wayleaves and easements will be reserved in respect of services to adjoining properties and retained land.

The vendor is proposing to construct a new farm road to the north of the site.

### TENURE AND POSSESSION

The Property is freehold and vacant possession will be given upon completion.

### VALUE ADDED TAX

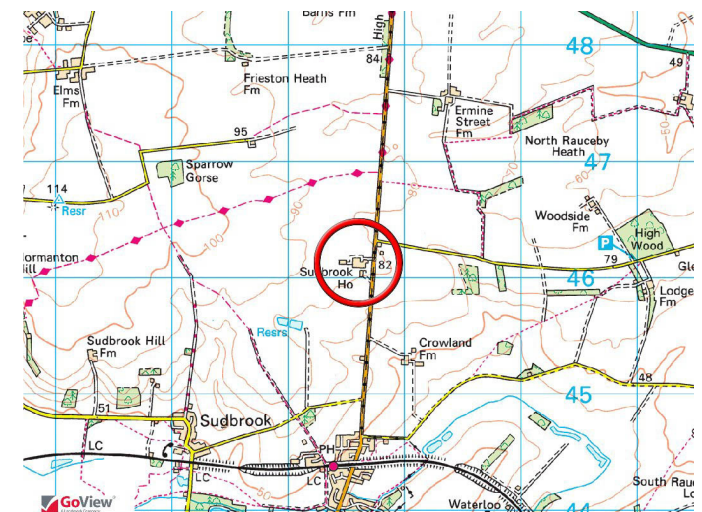
Should any sale of the Property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

### DISPUTES

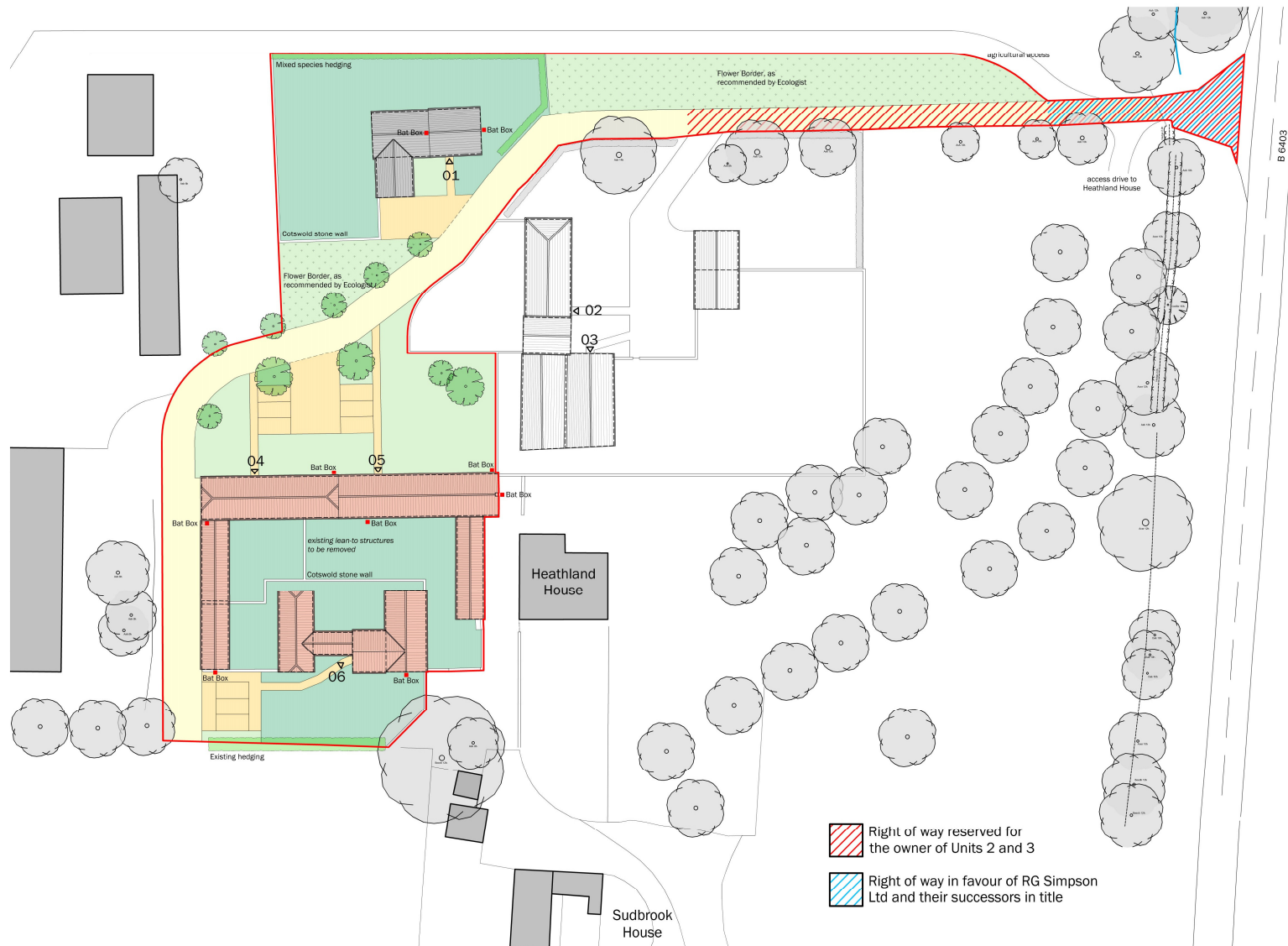
Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Seller's Agents will be responsible for defining the boundaries or the ownership thereof.

### VIEWING

Viewing is strictly by appointment with the sole selling agents, Brown & Co, Granta Hall, Finkin Street, Grantham, NG31 6QZ Tel: 01476 514455 Email: [richard.godson@brown-co.com](mailto:richard.godson@brown-co.com). Please note that the site is still a working farmyard and particular care should be taken not only inside, but outside the buildings also. All viewers do so at their own risk. Brown & Co cannot be held responsible for any damage or injury while viewing this site.







#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.