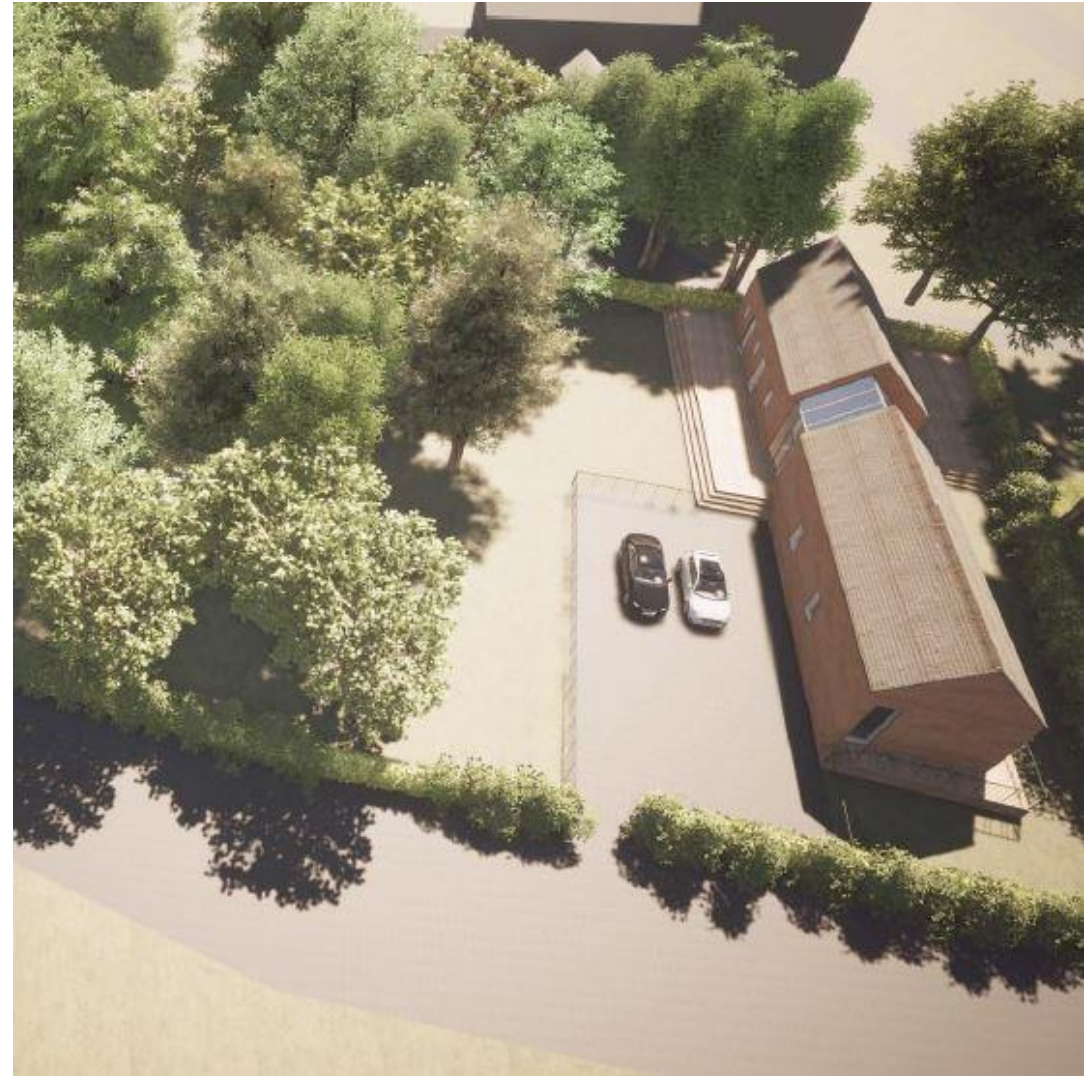


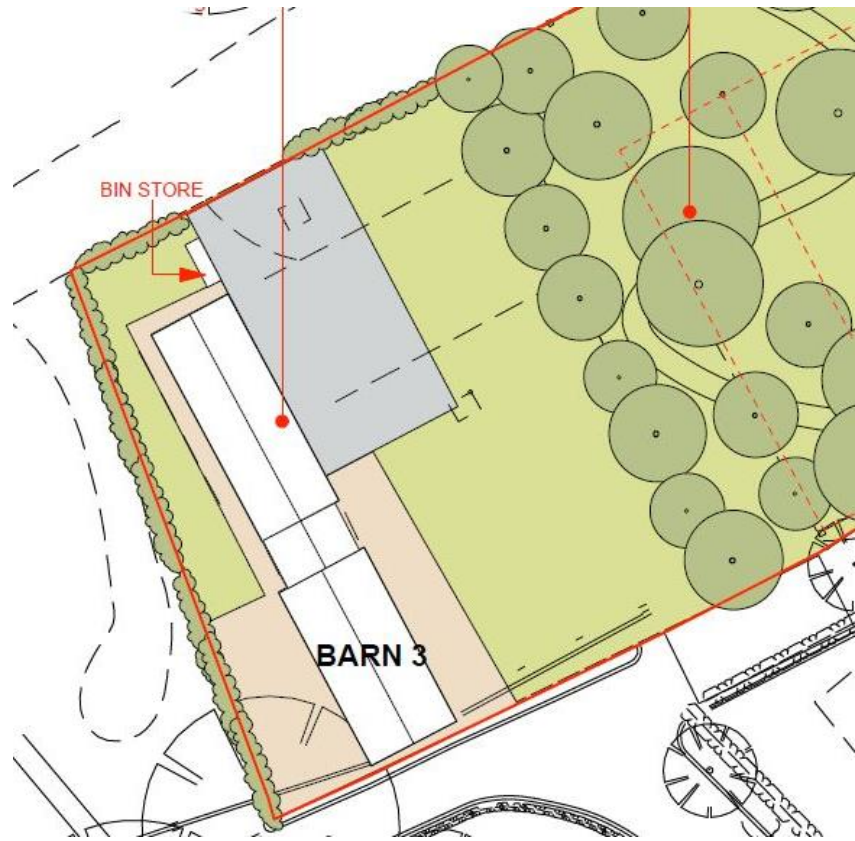
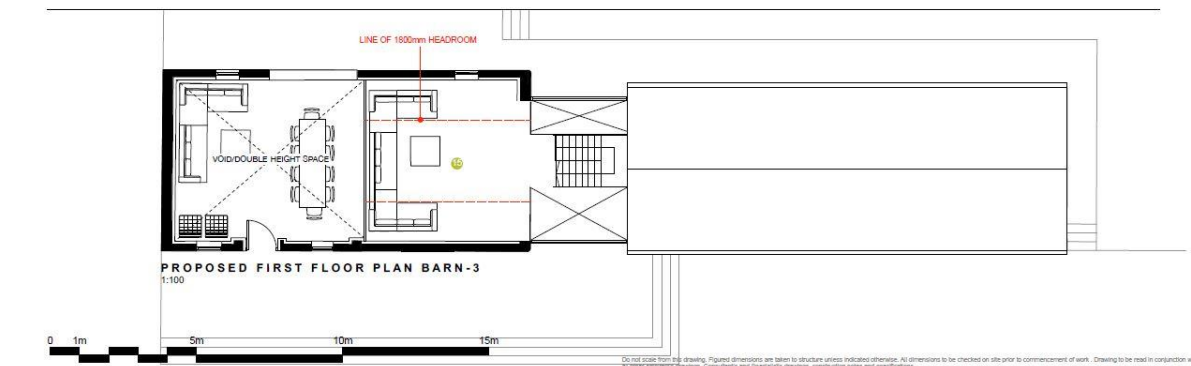
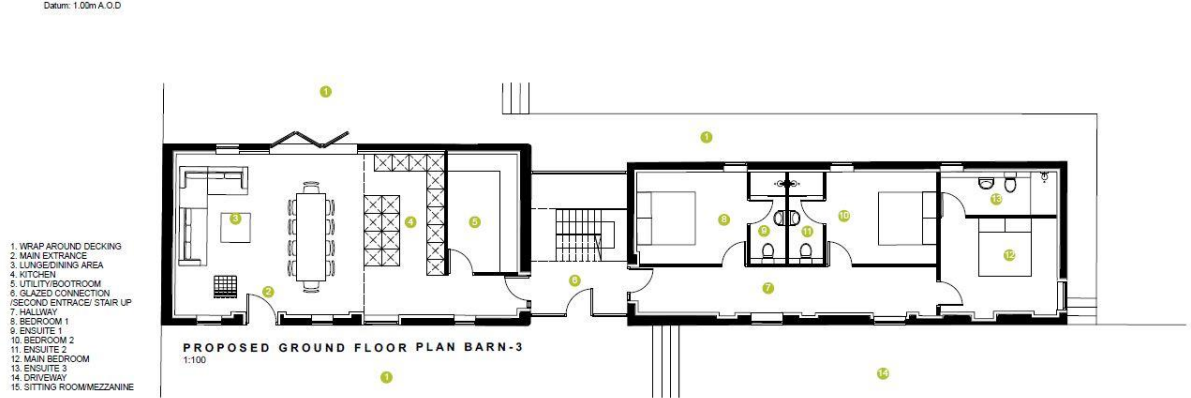
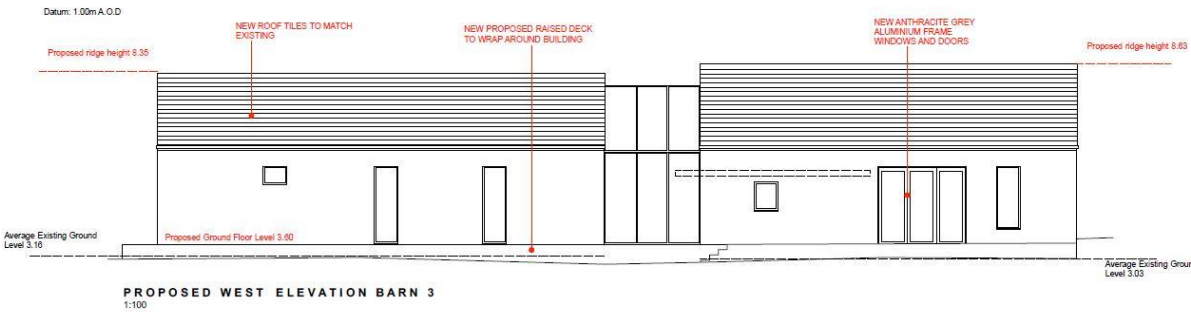
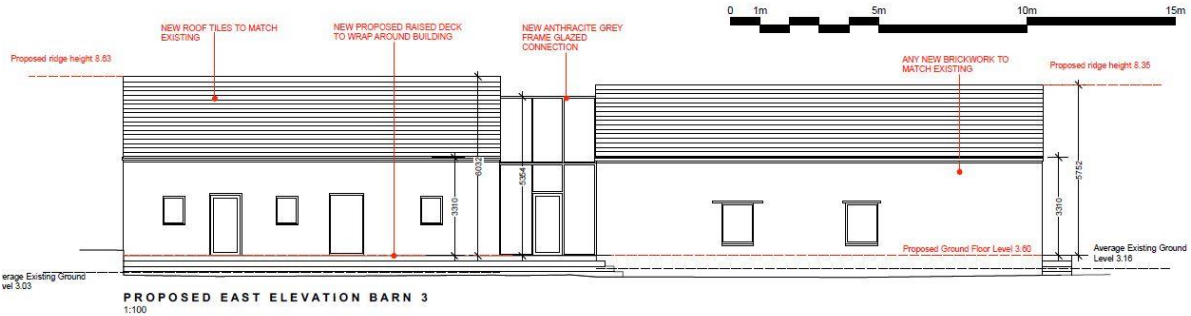


**BARN AT CLYDE HOUSE FARM,  
SEA DYKE WAY, MARSHCHAPEL,  
DN36 5TZ**

**M A S O N S**  
— EST. 1850 —

An opportunity to convert a former agricultural barn in a popular coastal village. Full planning permission has been granted to convert the space into a three-bedroom property featuring open-plan living areas and a first-floor mezzanine. The designs sympathetically retain the barns history yet provides modern day living. Outside there will be ample garden space and parking.





Do not start from this drawing. Figure dimensions are taken to structure unless indicated otherwise. All dimensions to be checked on site prior to commencement of work. Drawing to be read in conjunction with architect's drawings, consultants and specialist's drawings, construction notes and specifications.

**Location**

Marshchapel is one of the larger country villages in the coastal area of Lincolnshire and has a post office/store, a service station and a public house, The White Horse. There is also a primary school and church in a mature setting along Church Lane.

The business centre of Grimsby is about 11 miles away with a popular shopping centre in Freshney Place and the Georgian market town of Louth is equidistant with a more traditional range of individual shops, three markets a week and typical market town facilities. The area has many attractions including a coastline with nature reserves and beaches, scenic country walks, various recreational amenities and school/academies of high repute.

**Directions**

From Louth take the A16 road north, proceed past the village of Fotherby, through the village of Utterby and then take the right turn at the staggered cross roads. Follow the road to the Covenham reservoir and at the next staggered crossroads, carry straight on towards the coast. After the sharp S-bend take the next left turn and follow the lane to Marshchapel. Upon entering the village, pass the church and you will arrive at a T-junction. Turn right and after a short distance take the next left onto a private road and the plot will be found along on the right.

**The Proposed Dwelling and Plot**

The Plot enjoys a quiet location down a private lane in a popular Lincolnshire village. The barn is of brick construction with a pitched timber roof covered in corrugated sheeting and has a number of existing door and window openings. Currently two separate barn units the proposed dwelling will sympathetically join them together with a glazed connection. There will be ample amenity space around the new dwelling comprising a generous parking area along with front and rear gardens together with a proposed extended decked areas to two aspects, the rear aspect enjoying a south westerly aspect. The plans have been carefully thought out to retain and utilize some of the existing openings in order to preserve and respond to the character of the site's heritage.

**Accommodation**

The dwelling has been designed with contemporary and versatile living in mind and the layout can be viewed on the enclosed plans and comprises; Large open plan living kitchen dining area with front door, multiple windows and bi-fold doors to rear with the sitting and dining area having vaulted open ceilings creating an excellent sense of space. Door off kitchen into the utility or boot room. Centrally the stunning glazed connection piece provides a hallway with vaulted ceilings and the centrally positioned staircase. A door off leads to the hallway giving access to the three double bedrooms all benefitting en suite shower rooms. To the first floor a superb mezzanine multipurpose room could be a sitting room or study and enjoys views from the balcony across the open sitting and dining areas below.

**Planning**

Full planning was granted following application numbers N/118/02228/22 by the East Lindsey District Council Planning Department on the 10<sup>th</sup> March 2023. Full details can be downloaded from the planning portal or emailed by request from the selling agent. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer.



**Method of Sale**

The land is for sale by Private Treaty.

**Council Tax and Business Rates**

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

**Sporting and Mineral Rights**

These are included in the sale where they are owned.

**Wayleaves, Easements, Covenants and Rights of Way**

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not. A right of way is granted to the buyer along the area shaded blue on the enclosed map, with the plot boundary edged in red. It will be the purchasers responsibility to fence the boundaries with specification to be agreed at contract stage.

**Tenure**

The land is offered for sale freehold with vacant possession on completion.

**Viewing**

You may enter the site on foot only during daylight hours and by prior appointment. Please contact the selling agent for further information on viewing and to register your interest.

**General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. It is anticipated that the new dwelling will be connected to mains electricity and water available in the village— applicants should satisfy themselves as to the precise position and accessibility of these services.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Messrs, Masons for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) 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.