



Old Grain Store (Class Q Development Opportunity)  
Rossa Lane, Trusthorpe, Lincolnshire

**Willsons**  
— SINCE 1842 —



Old Grain Store  
Rossa Farm, Rossa Lane  
Trusthorpe  
Lincolnshire, LN12 2QH

**“AGENT’S COMMENTS”**

Willsons are excited to be able to offer for sale an attractive and unique opportunity to develop an existing steel portal framed building which now has the benefit of Class Q Development Rights.

The site is set in approximately 0.30 acres and is situated on Rossa Lane with stunning open views of surrounding countryside with no immediate neighbours.

The property is being offered for sale by Private Treaty with further land available by separate negotiation.

**Guide Price: £195,000**

**FURTHER DETAILS FROM THE AGENTS**

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### SITUATION & ACCESS

The property is situated in the Parish of Trusthorpe and has direct road frontage access onto Rossa Lane, being a publicly maintained highway.

The property is clearly marked with a 'For Sale' board, positioned at the opening to the site, which should aid with identification.

 **What3words: scratches.nylon.attends**

### PLANNING PERMISSION

Class Q permitted development has been granted for conversion of the existing agricultural building situated on the site. The planning application reference number is N/110/01138/24, with the decision Notice dated 13 September 2024. The development must be completed within a period of 3 years starting with the prior approval date.

The permission is for the conversion of the building to create a pair of semi-detached 3 bedroom houses in a contemporary style incorporating open plan living accommodation with open views to the coast.

### SITE DIMENSIONS (approximate)

The building measures approximately 18.3m x 18.3m.

The site width is approximately 26.3m.

The rear boundary is located 15m from the rear of the building.

Further land is available by separate negotiation.

### BOUNDARIES

The purchaser will be responsible for erecting a stock proof fence to the northern, eastern and southern boundaries within 6 months from the date of completion.

### HM LAND REGISTRY

The land is registered by HM Land Registry forming part of title No. LL274507.

### RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any other rights which affect the property; however the property is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

### TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion.

### SERVICES

We understand that mains water and electricity are connected to the site. Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

### PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

### VIEWING

We ask all interested parties to contact our Alford office to register their interest before viewing the property and we ask that all viewings are made at a reasonable time of day during daylight hours and that you have a set of particulars to hand. We reiterate that when on site, all parties are responsible for their own safety and view entirely at their own risk and neither the vendor nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the property.

### VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

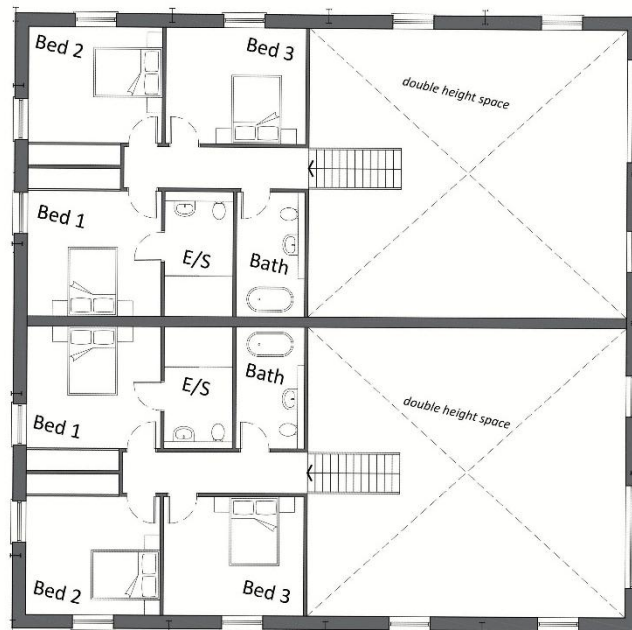
### LOCAL AUTHORITIES

Lincolnshire County Council - 01522 552222

East Lindsey District Council - 01507 601111

Anglian Water - 0345 791 9155

Western Power - 0800 096 3080



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



**Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

**rdc**

Robert Doughty  
Consultancy

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Sleaford, Lincolnshire, NG34 0RA

