



RESIDENTIAL BARN CONVERSIONS

FEW ACRES FARM

21 BILLINGTON ROAD | EAST ELMESTHORPE | LEICESTERSHIRE | LE9 7SB



A range of farm buildings, two of which benefit from permitted development rights to convert to three dwellings.

This is an exciting opportunity to purchase two traditional barns situated in the sought-after village of Elmesthorpe, Leicestershire. Both barns have received Case Q consent for conversion into three separate dwellings. The conversion work has not yet been undertaken, allowing the purchaser the freedom to create their own bespoke living spaces.

The property comprises of a range of four agricultural buildings, two of which have permission to be converted to three dwellings, all of which are proposed to have three bedrooms with open plan accommodation incorporating a Living area/Dining Room and Kitchen.

The barns are located within a plot measuring approximately 0.55 acres sharing a driveway access with Few Acres Farmhouse and land.



Barn A:

The barn has a footprint of approximately 175 square meters, and permitted development has been granted for the conversion of this barn into two separate dwellings. The proposed plan of the barn has plenty of space for open plan living, with ample natural light from the large windows and high ceilings. The proposed accommodation for each dwelling can be summarised as follows: Living/Dining Room Kitchen, Utility Room, Bathroom, Hallway and Two Bedrooms.

Barn B:

The second barn has a footprint of approximately 68 square meters and permitted development has been granted for the conversion of this barn into a single dwelling. The barn has a similar layout to the first barn with large windows, high ceilings, and ample natural light. The accommodation can be summarised as Living Room, Kitchen/Dining Room, Bathroom, Utility Room & Two bedrooms.

There are two additional agricultural buildings included within the sale area, which may offer further potential change of use (subject to the appropriate consents)

Location:

The barns are situated on the outskirts of the west Leicestershire village of Elmesthorpe in a semi-rural location. The nearest town is Hinckley which has a good range of amenities with Leicester approximately 12 miles away with a more comprehensive range of amenities and facilities.

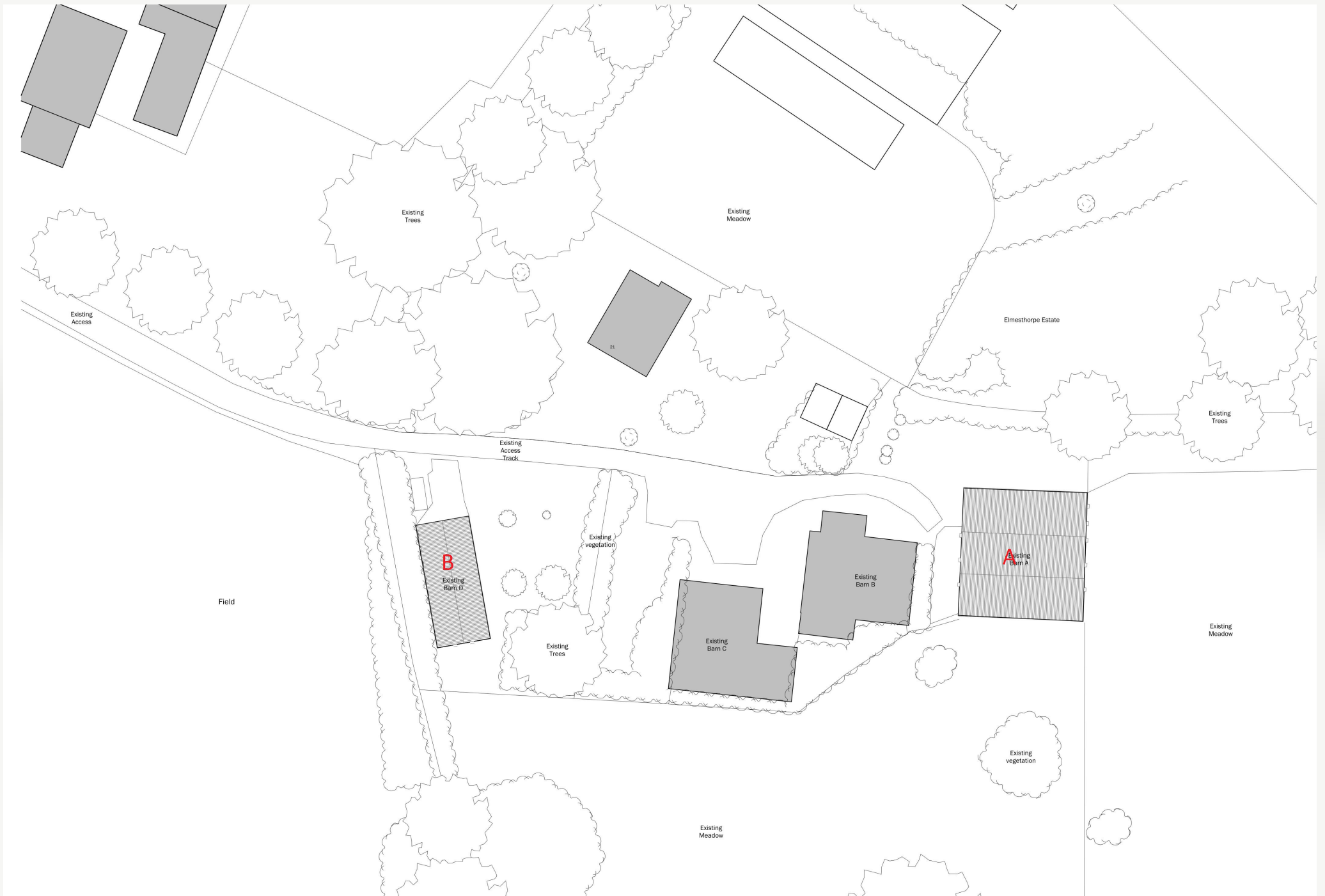
What3Words:

insurance.cutaway.promoting

Directions:

From Station Road, Elmesthorpe, turn into Bridle Path Road at the crossroads, then turn left into Billington Road East. Few Acres Farm is located at the end of the road.





Remarks and Stipulations:**Tenure and Possession:**

The property is being sold freehold will be given upon completion.

Method of Sale:

The property is being offered for sale by private treaty.

Planning:

Blaby District Council have granted prior approval for the conversion of the barns with the decision dated 21st March 2022, planning reference numbers: '21/1507/Class Q' and ref: '21/1506/Class Q'

Services:

It is understood that mains water and electricity are connected to the site. Any potential purchasers must sever and make good the services which are presently shared with Few Acres Farm. They must also satisfy themselves as to the location and adequacy of any services which they require for the dwellings.

Restrictive Covenant:

A development uplift clause of 30% for a period of 25 years will be imposed on the property for any change of use which is in excess of 3 dwellings, for which the existing consents are already granted.

For the avoidance of doubt this will not be triggered for any change of use which is an extension or alteration of any dwelling which is covered by the 3 dwellings, and it will also not be triggered by any agricultural or equestrian change of use.

Also, the siting of mobile homes or caravans will be prohibited on the site without the written consent of the vendors.

Authorities:

Local: Blaby District Council **0116 275 0555**

County Council: Leicestershire County Council **0116 232 3232**

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way:

The property is sold subject to all rights of way, wayleaves and easements whether mentioned or not. It is understood that Billington Road East is maintained by the "Elmesthorpe Private Road Association".

The property is approached via the drive verged green which will be maintained on shared maintenance basis with the owners of the retained land of Few Acres Farm.

Additional Land:

Additional land MAY be available subject to satisfactory negotiations.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.

Guide Price:

£500,000

Photographs dated: April 2023

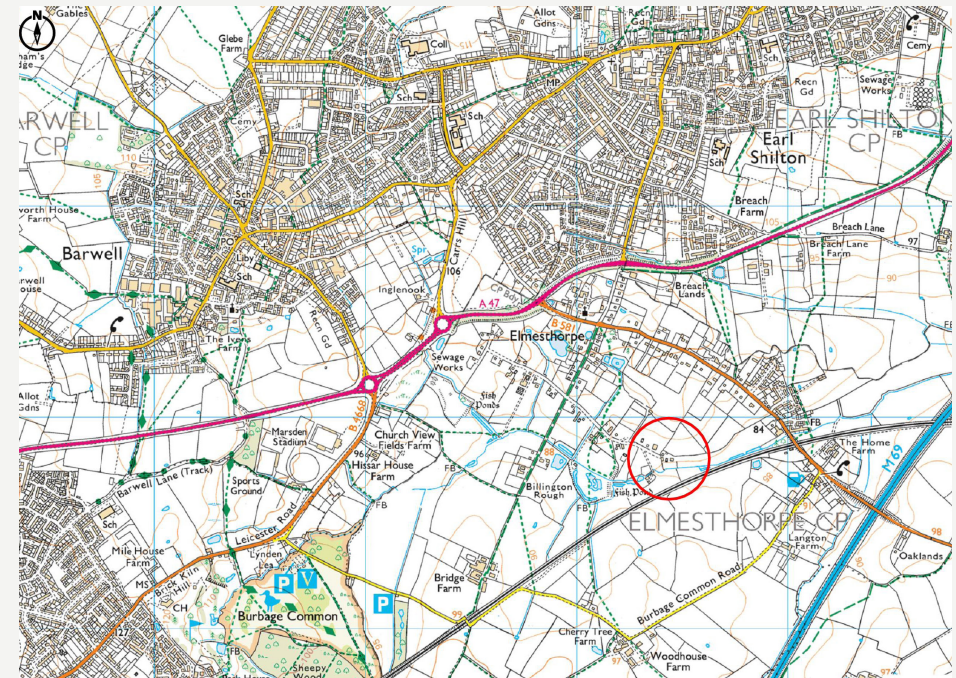
Particulars dated: April 2023

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT NOTICES: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co Fox Bennett in the sale particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition of its value. Neither Brown & Co Fox Bennett nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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