



Orchard Barn  
South Carlton, Lincoln

**BROWN & CO** JH Walter







## Orchard Barn, South Carlton, Lincoln

Orchard Barn nestles in a stunning plot of around 0.65 of an acre with spectacular countryside views. A generational development opportunity situated on the edge of the sought after cliff village of South Carlton. This individual stone barn conversion currently offers around 2,015 sq ft of accommodation with the potential to convert the additional outbuildings into residential as per the lapsed planning permission which expired on the 26th September 2017.

The two storey principally vaulted living space offers an open plan living/kitchen/dining space with a mezzanine library/study area which incorporates many original features such as exposed stone, beam and truss work. The single storey section offers a utility room, four bedrooms, en-suite bathroom, family bathroom and shower room.

Outside the property is approached along a sweeping gravel driveway, leading to a parking area and single attached garage. The landscaped grounds are principally laid to lawn and run to front, side and rear elevations encompassing planted beds, mature trees and patio area.



### ACCOMMODATION

#### Entrance Hall

Entrance via solid wood front door, full length picture windows to side elevation, tiled flooring, radiator, door to utility.

#### Open Plan Living, Dining, Kitchen Living Area

Wooden double glazed arched casement window to side elevation, high level wooden double glazed picture window to rear elevation, exposed stone walling, cast iron wood burner on plinth, tiled flooring, open tread staircase rising to mezzanine.

#### Dining Area

Vaulted ceiling, dual aspect double glazed French doors to front and rear elevations, tiled flooring, exposed stone walling.

#### Kitchen

Range of matching wall and base units, roll top work surfaces over, stainless steel sink and drainer, stainless steel oven and hob, space for dishwasher and fridge freezer.

#### Mezzanine Study/Library

Vaulted ceiling, wooden double glazed casement window to rear elevation, exposed stone, beam and truss work.

#### Utility

Range of matching wall and base units, roll top work surfaces over, stainless steel sink and drainer, space and plumbing for automatic washing machine and tumble dryer, tiled flooring, double glazed sliding patio doors to rear elevation.

#### Bathroom

Three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath, with plumbed shower over tiled flooring, radiator.

#### Shower Room

Large walk-in shower, low level WC, pedestal wash hand basin, tiled flooring, radiator.

#### Inner Hallway/Study Area

Sliding double glazed French doors to rear elevation, tiled flooring, large storage cupboards housing hot water tank, radiator.

#### Bedroom One

A double bedroom with wooden double glazed casement window to front elevation, tiled flooring, radiator.

#### En-Suite Bathroom

Wooden double glazed casement window to front elevation, four piece suite comprising large bath, low level WC, pedestal wash hand basin, bidet, tiled flooring, radiator.

#### Bedroom Two

A double bedroom with wooden double glazed casement window to front elevation, ceramic tiled flooring, radiator.

#### Bedroom Three

A single bedroom with single glazed window to rear elevation, ceramic tiled flooring, radiator.

#### Bedroom Four

A single bedroom with double glazed casement window to front elevation, tiled flooring, radiator.







### Outside

The property is approached along a long gravel driveway, leading to parking area and garaging. Landscaped grounds principally laid to lawn and run to front, side and rear elevations encompassing planted beds, mature trees and patio area.

### Outbuildings/Development Potential

The substantial range of stone outbuildings were granted full planning permission by West Lindsey District Council for proposed alterations and extension to the existing dwelling under application number 131395 on 26th September 2014

The site was also granted Listed Building Consent under application number 131396 on the 26th September 2014.

A further permission was granted for the erection of a garage under application number 125869 on the 19th July 2010.

Please note these permissions have now lapsed and interested parties should speak to West Lindsey District Council planning team on 01427 676 676. The previously approved drawings can be seen on pages 12-15 on this brochure.

### Services

The barn offers mains water, electric and a septic tank. The current heating system is an electric hot tank system and will need upgrading.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band E

### Further Land

As per the plan on the rear of the sales particulars there are two parcels of land marked in blue and orange which adjoin the property. The current owners have rented the blue parcel for many years and the neighbouring landowner has suggested they are happy to discuss proposals for both parcels via their land agent. Contact details can be provided at the appropriate stage via the selling agent.

### Broadband & Mobile

We understand from the Ofcom website that standard and Ultrafast broadband are available in the area with a max download speed of 1800 mbps and max upload speed of 220 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Agent

James Mulhall

01522 504304

lincolncitycentre@brown-co.com



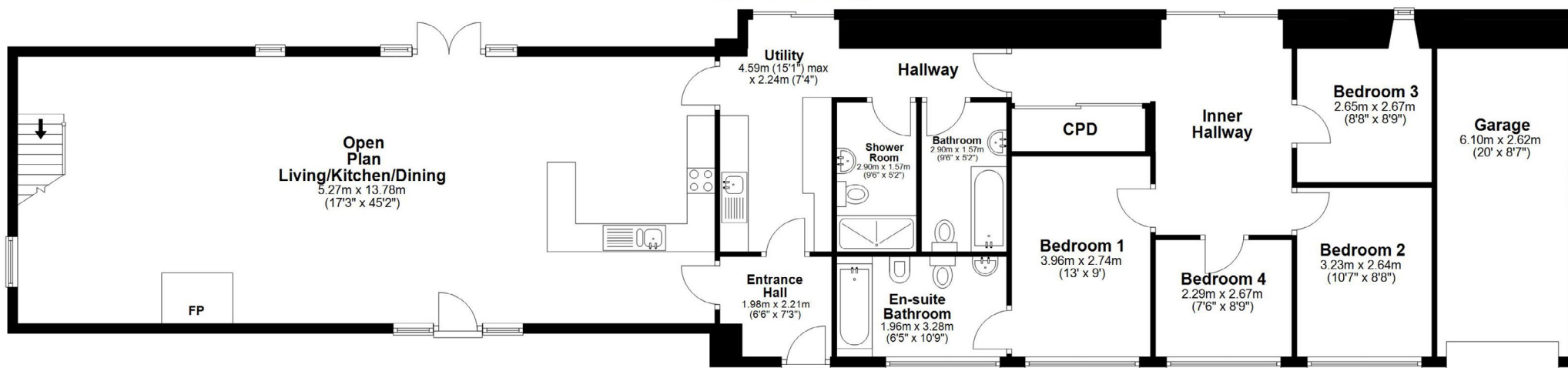






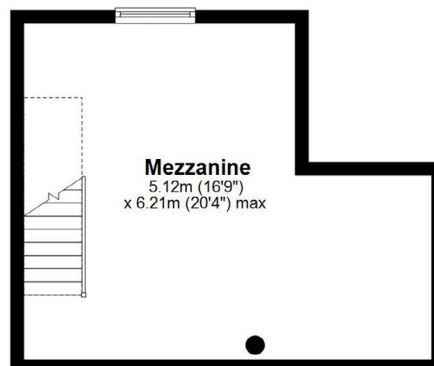
## Ground Floor

Main area: approx. 160.3 sq. metres (1725.5 sq. feet)  
Plus garages, approx. 15.9 sq. metres (171.7 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Main area: Approx. 187.3 sq. metres (2015.7 sq. feet)

Plus garages, approx. 15.9 sq. metres (171.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

**Barns, South Carlton**





View from garden

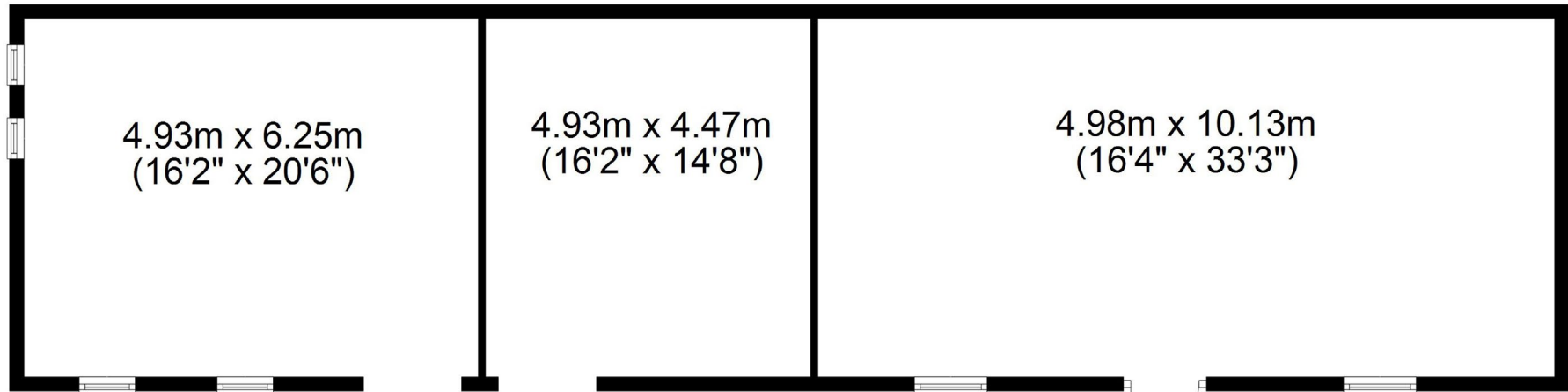


Outbuildings



## Ground Floor

Approx. 104.2 sq. metres (1122.0 sq. feet)



Total area: approx. 104.2 sq. metres (1122.0 sq. feet)

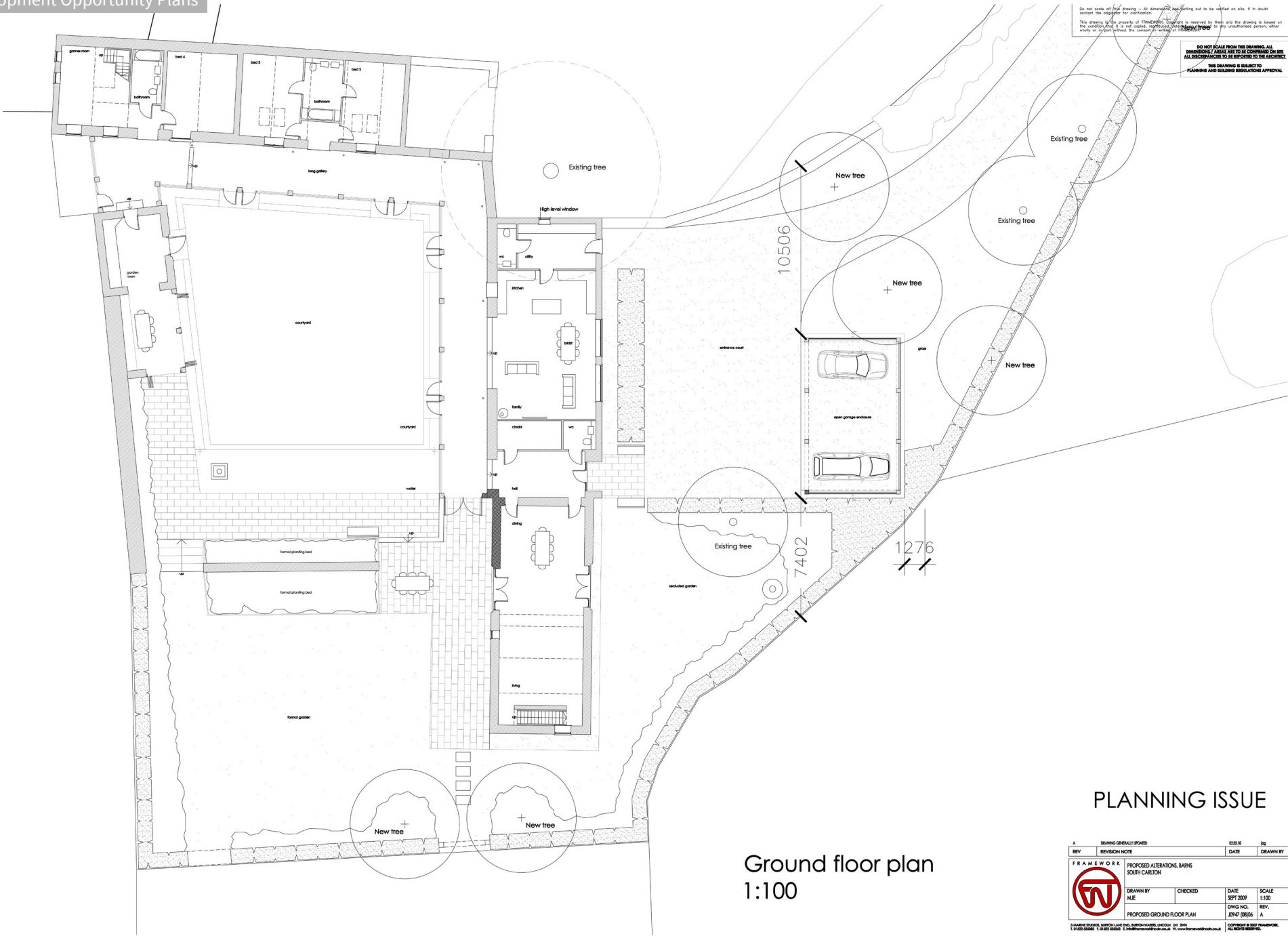
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.  
THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Produced by Chris Gothorp Photography. Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

## Outbuildings, South Carlton



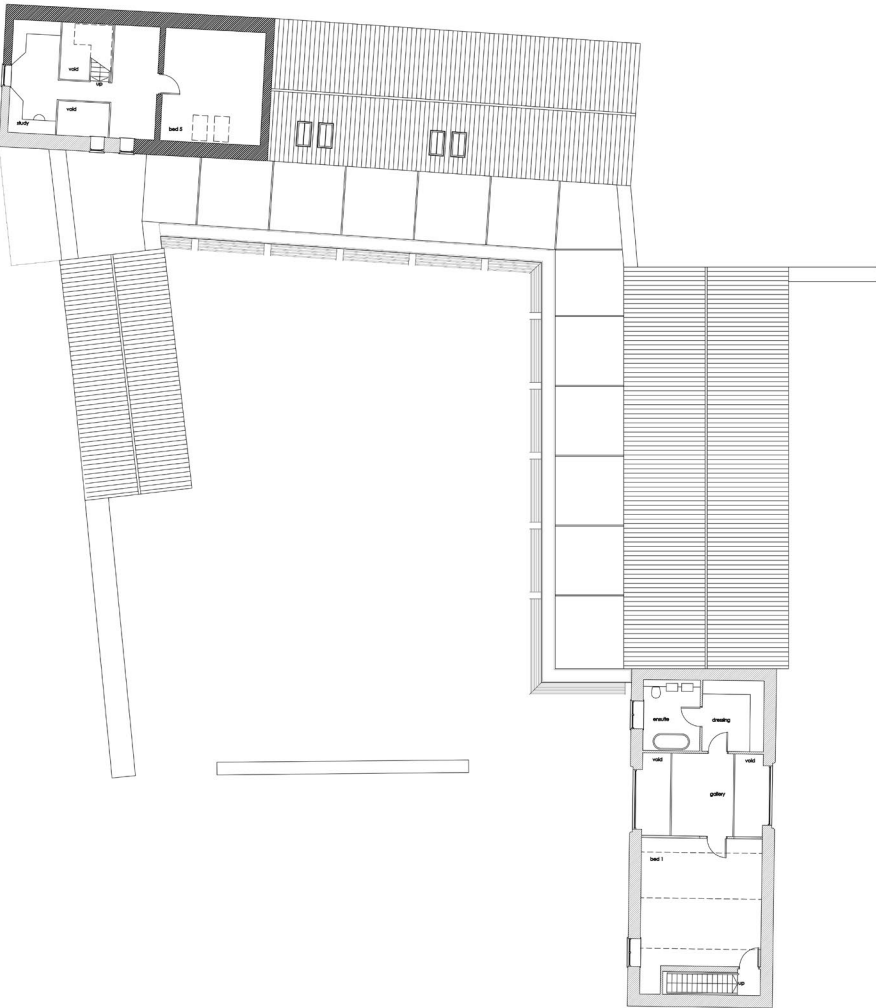




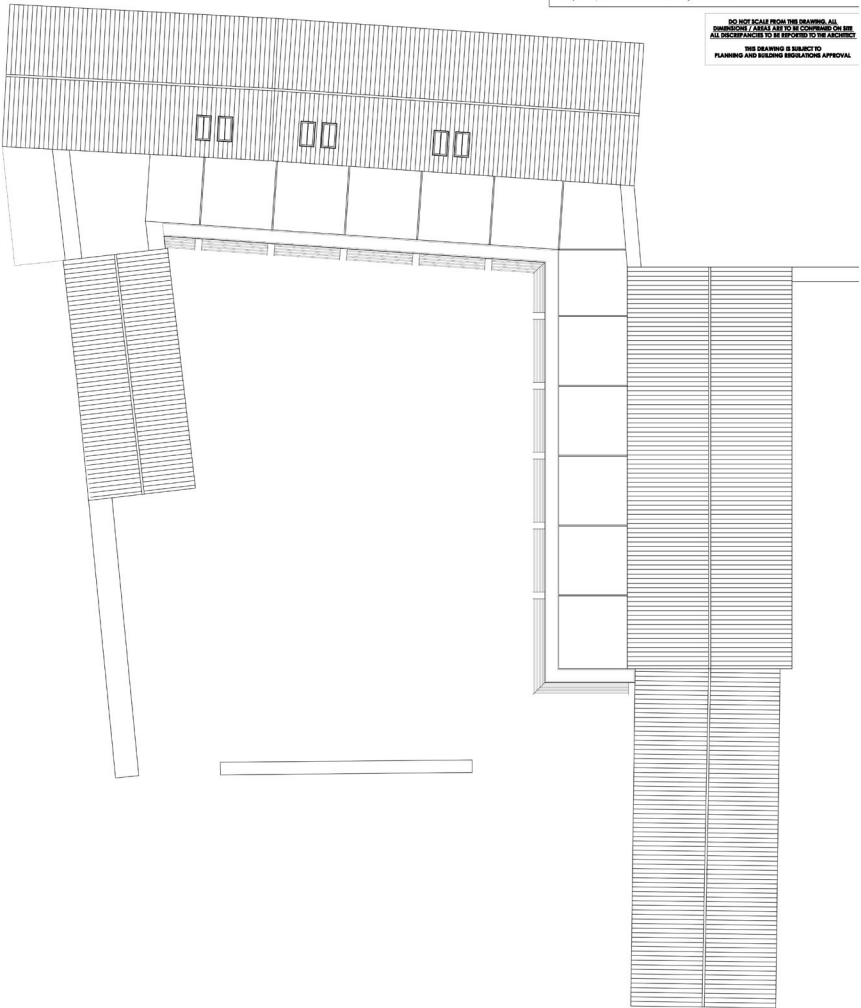
PLANNING ISSUE

A		DRAWING GENERALLY UPDATED		03.02.18		Jig			
REV	REVISION NOTE			DATE	DRAWN BY				
 <b>FRAMEWORK</b>				PROPOSED ALTERATIONS, BARN SOUTH CARLTON					
				DRAWN BY		CHECKED	DATE	SCALE	
				MJE			SEP 2009	1:100	
				DWG NO.		REV.	DATE		
10947		A		08/04		A			
PROPOSED GROUND FLOOR PLAN									
© FRAMEWORK ARCHITECTS AND DESIGNERS, 100 SOUTH CARLTON ROAD, SOUTH CARLTON, VIC 3068 10.00.00.0000 01.00.00.0000 02.00.00.0000 03.00.00.0000 04.00.00.0000 05.00.00.0000 06.00.00.0000 07.00.00.0000 08.00.00.0000 09.00.00.0000 10.00.00.0000 11.00.00.0000 12.00.00.0000 13.00.00.0000 14.00.00.0000 15.00.00.0000 16.00.00.0000 17.00.00.0000 18.00.00.0000 19.00.00.0000 20.00.00.0000 21.00.00.0000 22.00.00.0000 23.00.00.0000 24.00.00.0000 25.00.00.0000 26.00.00.0000 27.00.00.0000 28.00.00.0000 29.00.00.0000 30.00.00.0000 31.00.00.0000 32.00.00.0000 33.00.00.0000 34.00.00.0000 35.00.00.0000 36.00.00.0000 37.00.00.0000 38.00.00.0000 39.00.00.0000 40.00.00.0000 41.00.00.0000 42.00.00.0000 43.00.00.0000 44.00.00.0000 45.00.00.0000 46.00.00.0000 47.00.00.0000 48.00.00.0000 49.00.00.0000 50.00.00.0000 51.00.00.0000 52.00.00.0000 53.00.00.0000 54.00.00.0000 55.00.00.0000 56.00.00.0000 57.00.00.0000 58.00.00.0000 59.00.00.0000 60.00.00.0000 61.00.00.0000 62.00.00.0000 63.00.00.0000 64.00.00.0000 65.00.00.0000 66.00.00.0000 67.00.00.0000 68.00.00.0000 69.00.00.0000 70.00.00.0000 71.00.00.0000 72.00.00.0000 73.00.00.0000 74.00.00.0000 75.00.00.0000 76.00.00.0000 77.00.00.0000 78.00.00.0000 79.00.00.0000 80.00.00.0000 81.00.00.0000 82.00.00.0000 83.00.00.0000 84.00.00.0000 85.00.00.0000 86.00.00.0000 87.00.00.0000 88.00.00.0000 89.00.00.0000 90.00.00.0000 91.00.00.0000 92.00.00.0000 93.00.00.0000 94.00.00.0000 95.00.00.0000 96.00.00.0000 97.00.00.0000 98.00.00.0000 99.00.00.0000 100.00.00.0000 101.00.00.0000 102.00.00.0000 103.00.00.0000 104.00.00.0000 105.00.00.0000 106.00.00.0000 107.00.00.0000 108.00.00.0000 109.00.00.0000 110.00.00.0000 111.00.00.0000 112.00.00.0000 113.00.00.0000 114.00.00.0000 115.00.00.0000 116.00.00.0000 117.00.00.0000 118.00.00.0000 119.00.00.0000 120.00.00.0000 121.00.00.0000 122.00.00.0000 123.00.00.0000 124.00.00.0000 125.00.00.0000 126.00.00.0000 127.00.00.0000 128.00.00.0000 129.00.00.0000 130.00.00.0000 131.00.00.0000 132.00.00.0000 133.00.00.0000 134.00.00.0000 135.00.00.0000 136.00.00.0000 137.00.00.0000 138.00.00.0000 139.00.00.0000 140.00.00.0000 141.00.00.0000 142.00.00.0000 143.00.00.0000 144.00.00.0000 145.00.00.0000 146.00.00.0000 147.00.00.0000 148.00.00.0000 149.00.00.0000 150.00.00.0000 151.00.00.0000 152.00.00.0000 153.00.00.0000 154.00.00.0000 155.00.00.0000 156.00.00.0000 157.00.00.0000 158.00.00.0000 159.00.00.0000 160.00.00.0000 161.00.00.0000 162.00.00.0000 163.00.00.0000 164.00.00.0000 165.00.00.0000 166.00.00.0000 167.00.00.0000 168.00.00.0000 169.00.00.0000 170.00.00.0000 171.00.00.0000 172.00.00.0000 173.00.00.0000 174.00.00.0000 175.00.00.0000 176.00.00.0000 177.00.00.0000 178.00.00.0000 179.00.00.0000 180.00.00.0000 181.00.00.0000 182.00.00.0000 183.00.00.0000 184.00.00.0000 185.00.00.0000 186.00.00.0000 187.00.00.0000 188.00.00.0000 189.00.00.0000 190.00.00.0000 191.00.00.0000 192.00.00.0000 193.00.00.0000 194.00.00.0000 195.00.00.0000 196.00.00.0000 197.00.00.0000 198.00.00.0000 199.00.00.0000 200.00.00.0000 201.00.00.0000 202.00.00.0000 203.00.00.0000 204.00.00.0000 205.00.00.0000 206.00.00.0000 207.00.00.0000 208.00.00.0000 209.00.00.0000 210.00.00.0000 211.00.00.0000 212.00.00.0000 213.00.00.0000 214.00.00.0000 215.00.00.0000 216.00.00.0000 217.00.00.0000 218.00.00.0000 219.00.00.0000 220.00.00.0000 221.00.00.0000 222.00.00.0000 223.00.00.0000 224.00.00.0000 225.00.00.0000 226.00.00.0000 227.00.00.0000 228.00.00.0000 229.00.00.0000 230.00.00.0000 231.00.00.0000 232.00.00.0000 233.00.00.0000 234.00.00.0000 235.00.00.0000 236.00.00.0000 237.00.00.0000 238.00.00.0000 239.00.00.0000 240.00.00.0000 241.00.00.0000 242.00.00.0000 243.00.00.0000 244.00.00.0000 245.00.00.0000 246.00.00.0000 247.00.00.0000 248.00.00.0000 249.00.00.0000 250.00.00.0000 251.00.00.0000 252.00.00.0000 253.00.00.0000 254.00.00.0000 255.00.00.0000 256.00.00.0000 257.00.00.0000 258.00.00.0000 259.00.00.0000 260.00.00.0000 261.00.00.0000 262.00.00.0000 263.00.00.0000 264.00.00.0000 265.00.00.0000 266.00.00.0000 267.00.00.0000 268.00.00.0000 269.00.00.0000 270.00.00.0000 271.00.00.0000 272.00.00.0000 273.00.00.0000 274.00.00.0000 275.00.00.0000 276.00.00.0000 277.00.00.0000 278.00.00.0000 279.00.00.0000 280.00.00.0000 281.00.00.0000 282.00.00.0000 283.00.00.0000 284.00.00.0000 285.00.00.0000 286.00.00.0000 287.00.00.0000 288.00.00.0000 289.00.00.0000 290.00.00.0000 291.00.00.0000 292.00.00.0000 293.00.00.0000 294.00.00.0000 295.00.00.0000 296.00.00.0000 297.00.00.0000 298.00.00.0000 299.00.00.0000 300.00.00.0000 301.00.00.0000 302.00.00.0000 303.00.00.0000 304.00.00.0000 305.00.00.0000 306.00.00.0000 307.00.00.0000 308.00.00.0000 309.00.00.0000 310.00.00.0000 311.00.00.0000 312.00.00.0000 313.00.00.0000 314.00.00.0000 315.00.00.0000 316.00.00.0000 317.00.00.0000 318.00.00.0000 319.00.00.0000 320.00.00.0000 321.00.00.0000 322.00.00.0000 323.00.00.0000 324.00.00.0000 325.00.00.0000 326.00.00.0000 327.00.00.0000 328.00.00.0000 329.00.00.0000 330.00.00.0000 331.00.00.0000 332.00.00.0000 333.00.00.0000 334.00.00.0000 335.00.00.0000 336.00.00.0000 337.00.00.0000 338.00.00.0000 339.00.00.0000 340.00.00.0000 341.00.00.0000 342.00.00.0000 343.00.00.0000 344.00.00.0000 345.00.00.0000 346.00.00.0000 347.00.00.0000 348.00.00.0000 349.00.00.0000 350.00.00.0000 351.00.00.0000 352.00.00.0000 353.00.00.0000 354.00.00.0000 355.00.00.0000 356.00.00.0000 357.00.00.0000 358.00.00.0000 359.00.00.0000 360.00.00.0000 361.00.00.0000 362.00.00.0000 363.00.00.0000 364.00.00.0000 365.00.00.0000 366.00.00.0000 367.00.00.0000 368.00.00.0000 369.00.00.0000 370.00.00.0000 371.00.00.0000 372.00.00.0000 373.00.00.0000 374.00.00.0000 375.00.00.0000 376.00.00.0000 377.00.00.0000 378.00.00.0000 379.00.00.0000 380.00.00.0000 381.00.00.0000 382.00.00.0000 383.00.00.0000 384.00.00.0000 385.00.00.0000 386.00.00.0000 387.00.00.0000 388.00.00.0000 389.00.00.0000 390.00.00.0000 391.00.00.0000 392.00.00.0000 393.00.00.0000 394.00.00.0000 395.00.00.0000 396.00.00.0000 397.00.00.0000 398.00.00.0000 399.00.00.0000 400.00.00.0000 401.00.00.0000 402.00.00.0000 403.00.00.0000 404.00.00.0000 405.00.00.0000 406.00.00.0000 407.00.00.0000 408.00.00.0000 409.00.00.0000 410.00.00.0000 411.00.00.0000 412.00.00.0000 413.00.00.0000 414.00.00.0000 415.00.00.0000 416.00.00.0000 417.00.00.0000 418.00.00.0000 419.00.00.0000 420.00.00.0000 421.00.00.0000 422.00.00.0000 423.00.00.0000 424.00.00.0000 425.00.00.0000 426.00.00.0000 427.00.00.0000 428.00.00.0000 429.00.00.0000 430.00.00.0000 431.00.00.0000 432.00.00.0000 433.00.00.0000 434.00.00.0000 435.00.00.0000 436.00.00.0000 437.00.00.0000 438.00.00.0000 439.00.00.0000 440.00.00.0000 441.00.00.0000 442.00.00.0000 443.00.00.0000 444.00.00.0000 445.00.00.0000 446.00.00.0000 447.00.00.0000 448.00.00.0000 449.00.00.0000 450.00.00.0000 451.00.00.0000 452.00.00.0000 453.00.00.0000 454.00.00.0000 455.00.00.0000 456.00.00.0000 457.00.00.0000 458.00.00.0000 459.00.00.0000 460.00.00.0000 461.00.00.0000 462.00.00.0000 463.00.00.0000 464.00.00.0000 465.00.00.0000 466.00.00.0000 467.00.00.0000 468.00.00.0000 469.00.00.0000 470.00.00.0000 471.00.00.0000 472.00.00.0000 473.00.00.0000 474.00.00.0000 475.00.00.0000 476.00.00.0000 477.00.00.0000 478.00.00.0000 479.00.00.0000 480.00.00.0000 481.00.00.0000 482.00.00.0000 483.00.00.0000 484.00.00.0000 485.00.00.0000 486.00.00.0000 487.00.00.0000 488.00.00.0000 489.00.00.0000 490.00.00.0000 491.00.00.0000 492.00.00.0000 493.00.00.0000 494.00.00.0000 495.00.00.0000 496.00.00.0000 497.00.00.0000 498.00.00.0000 499.00.00.0000 500.00.00.0000 501.00.00.0000 502.00.00.0000 503.00.00.0000 504.00.00.0000 505.00.00.0000 506.00.00.0000 507.00.00.0000 508.00.00.0000 509.00.00.0000 510.00.00.0000 511.00.00.0000 512.00.00.0000 513.00.00.0000 514.00.00.0000 515.00.00.0000 516.00.00.0000 517.00.00.0000 518.00.00.0000 519.00.00.0000 520.00.00.0000 521.00.00.0000 522.00.00.0000 523.00.00.0000 524.00.00.0000 525.00.00.0000 526.00.00.0000 527.00.00.0000 528.00.00.0000 529.00.00.0000 530.00.00.0000 531.00.00.0000 532.00.00.0000 533.00.00.0000 534.00.00.0000 535.00.00.0000 536.00.00.0000 537.00.00.0000 538.00.00.0000 539.00.00.0000 540.00.00.0000 541.00.00.0000 542.00.00.0000 543.00.00.0000 544.00.00.0000 545.00.00.0000 546.00.00.0000 547.00.00.0000 548.00.00.0000 549.00.00.0000 550.00.00.0000 551.00.00.0000 552.00.00.0000 553.00.00.0000 554.00.00.0000 555.00.00.0000 556.00.00.0000 557.00.00.0000 558.00.00.0000 559.00.00.0000 560.00.00.0000 561.00.00.0000 562.00.00.0000 563.00.00.0000 564.00.00.0000 565.00.00.0000 566.00.00.0000 567.00.00.0000 568.00.00.0000 569.00.00.0000 570.00.00.0000 571.00.00.0000 572.00.00.0000 573.00.00.0000 574.00.00.0000 575.00.00.0000 576.00.00.0000 577.00.00.0000 578.00.00.0000 579.00.00.0000 580.00.00.0000 581.00.00.0000 582.00.00.0000 583.00.00.0000 584.00.00.0000 585.00.00.0000 586.00.00.0000 587.00.00.0000 588.00.00.0000 589.00.00.0000 590.00.00.0000 591.00.00.0000 592.00.00.0000 593.00.00.0000 594.00.00.0000 595.00.00.0000 596.00.00.0000 597.00.00.0000 598.00.00.0000 599.00.00.0000 600.00.00.0000 601.00.00.0000 602.00.00.0000 603.00.00.0000 604.00.00.0000 605.00.00.0000 606.00.00.0000 607.00.00.0000 608.00.00.0000 609.00.00.0000 610.00.00.0000 611.00.00.0000 612.00.00.0000 613.00.00.0000 614.00.00.0000 615.00.00.0000 616.00.00.0000 617.00.00.0000 618.00.00.0000 619.00.00.0000 620.00.00.0000 621.00.00.0000 622.00.00.0000 623.00.00.0000 624.00.00.0000 625.00.00.0000 626.00.00.0000 627.00.00.0000 628.00.00.0000 629.00.00.0000 630.00.00.0000 631.00.00.0000 632.00.00.0000 633.00.00.0000 634.00.00.0000 635.00.00.0000 636.00.00.0000 637.00.00.0000 638.00.00.0000 639.00.00.0000 640.00.00.0000 641.00.00.0000 642.00.00.0000 643.00.00.0000 644.00.00.0000 645.00.00.0000 646.00.00.0000 647.00.00.0000 648.00.00.0000 649.00.00.0000 650.00.00.0000 651.00.00.0000 652.00.00.0000 653.00.00.0000 654.00.00.0000 655.00.00.0000 656.00.00.0000 657.00.00.0000 658.00.00.0000 659.00.00.0000 660.00.00.0000 661.00.00.0000 662.00.00.0000 663.00.00.0000 664.00.00.0000 665.00.00.0000 666.00.00.0000 667.00.00.0000 668.00.00.0000 669.00.00.0000 670.00.00.0000 671.00.00.0000 672.00.00.0000 673.00.00.0000 674.00.00.0000 675.00.00.0000 676.00.00.0000 677.00.00.0000 678.00.00.0000 679.00.00.0000 680.00.00.0000 681.00.00.0000 682.00.00.0000 683.00.00.0000 684.00.00.0000 685.00.00.0000 686.00.00.0000 687.00.00.0000 688.00.00.0000 689.00.00.0000 690.00.00.0000 691.00.00.0000 692.00.00.0000 693.00.00.0000 694.00.00.0000 695.00.00.0000 696.00.00.0000 697.00.00.0000 698.00.00.0000 699.00.00.0000 700.00.00.0000 701.00.00.0000 702.00.00.0000 703.00.00.0000 704.00.00.0000 705.00.00.0000 706.00.00.0000 707.00.00.0000 708.00.00.0000 709.00.00.0000 710.00.00.0000 711.00.00.0000 712.00.00.0000 713.00.00.0000 714.00.00.0000 715.00.00.0000 716.00.00.0000 717.00.00.0000 718.00.00.0000 719.00.00.0000 720.00.00.0000 721.00.00.0000 722.00.00.0000 723.00.00.0000 724.00.00.0000 725.00.00.0000 726.00.00.0000 727.00.00.0000 728.00.00.0000 729.00.00.0000 730.00.00.0000 731.00.00.0000 732.00.00.0000 733.00.00.0000 734.00.00.0000 735.00.00.0000 736.00.00.0000 737.00.00.0000 738.00.00.0000 739.00.00.0000 740.00.00.0000 741.00.00.0000 742.00.00.0000 743.00.00.0000 744.00.00.0000 745.00.00.0000 746.00.00.0000 747.00.00.0000 748.00.00.0000 749.00.00.0000 750.00.00.0000 751.00.00.0000 752.00.00.0000 753.00.00.0000 754.00.00.0000 755.00.00.0000 756.00.00.0000 757.00.00.0000 758.00.00.0000 759.00.00.0000 760.00.00.0000 761.00.00.0000 762.00.00.0000 763.00.00.0000 764.00.00.0000 765.00.00.0000 766.00.00.0000 767.00.00.0000 768.00.00.0000 769.00.00.0000 770.00.00.0000 771.00.00.0000 772.00.00.0000 773.00.00.0000 774.00.00.0000 775.00.00.0000 776.00.00.0000 777.00.00.0000 778.00.00.0000 779.00.00.0000 780.00.00.0000 781.00.00.0000 782.00.00.0000 783.00.00.0000 784.00.00.0000 785.00.00.0000 786.00.00.0000 787.00.00.0000 788.00.00.0000 789.00.00.0000 790.00.00.0000 791.00.00.0000 792.00.00.0000 793.00.00.0000 794.00.00.0000 795.00.00.0000 796.00.00.0000 797.00.00.0000 798.00.00.0000 799.00.00.0000 800.00.00.0000 801.00.00.0000 802.00.00.0000 803.00.00.0000 804.00.00.0000 805.00.00.									





First floor plan  
1:100



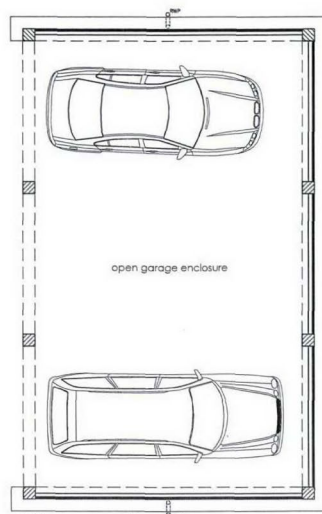
Roof plan  
1:100

Do not scale off this drawing - All dimensions and setting out to be verified on site. It is deemed that the engineer has checked this drawing.  
This drawing is the property of FRAMEWORK. Copyright is reserved by them and the drawing is loaned on the condition that it is not copied, reproduced, revised or disclosed to any unauthorised person, either wholly or in part without the consent in writing of FRAMEWORK.  
**DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS / AREAS ARE TO BE CONFIRMED ON THE ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.**  
**THIS DRAWING IS SUBJECT TO PLANNING AND BUILDING REGULATION APPROVAL.**

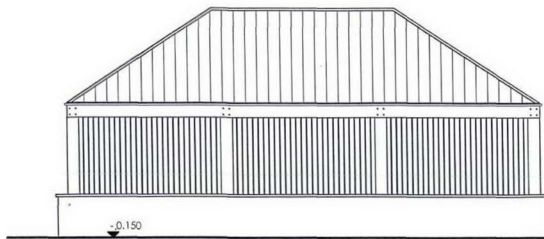
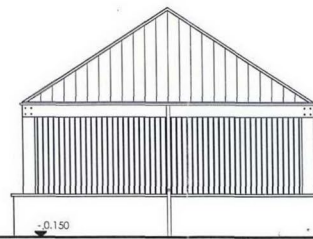
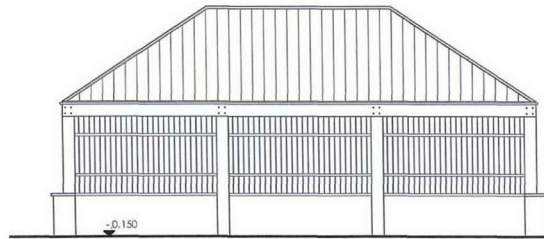
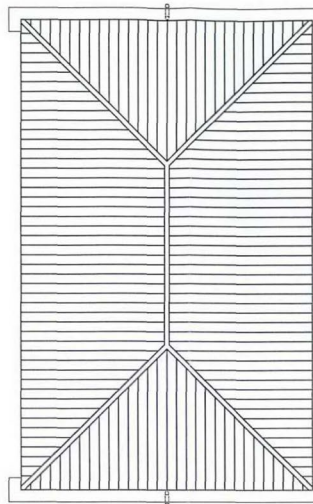
PLANNING ISSUE

A		DRAWING GENERALLY UPDATED		03.03.10		JH	
REV	REVISION NOTE			DATE	DRAWN BY		
		FRAMEWORK					
		PROPOSED ALTERATIONS, BARN SOUTH CARLTON					
		DRAWN BY		CHECKED		DATE	SCALE
		MUE				SEPT 2009	1:100
		PROPOSED FIRST FLOOR & ROOF PLAN				DWG NO.	REV.
						JH/AT (08/07)	A
© FRAMEWORK STUDIOS, BARNETON LANE, BARN, NORTH HAVES, LINCOLN LN 29H 01 8552 30000 F 01 8552 30000 E <a href="mailto:info@framework.co.uk">info@framework.co.uk</a> W <a href="http://www.framework.co.uk">www.framework.co.uk</a>							COPYRIGHT © 2009 FRAMEWORK. ALL RIGHTS RESERVED.

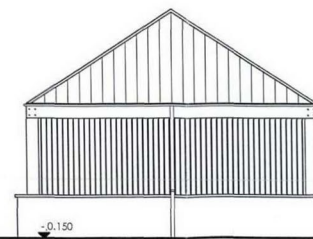




Floor plan



Note: Levels relate to a +0.00 datum finished floor level of the existing dwelling



Do not scale off this drawing - All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

This drawing is the property of FRAMEWORK. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of FRAMEWORK

**DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS / AREAS ARE TO BE CONFIRMED ON SITE. ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT**


THIS DRAWING IS SUBJECT TO PLANNING AND BUILDING REGULATIONS APPROVAL



materials

- |               |                                  |
|---------------|----------------------------------|
| 1. frame      | timber                           |
| 2. roofs      | pan tiles                        |
| 3. walls      | timber boarding                  |
| 4. walls      | natural stone with stone capping |
| 5. r.w. goods | cast iron painted black          |

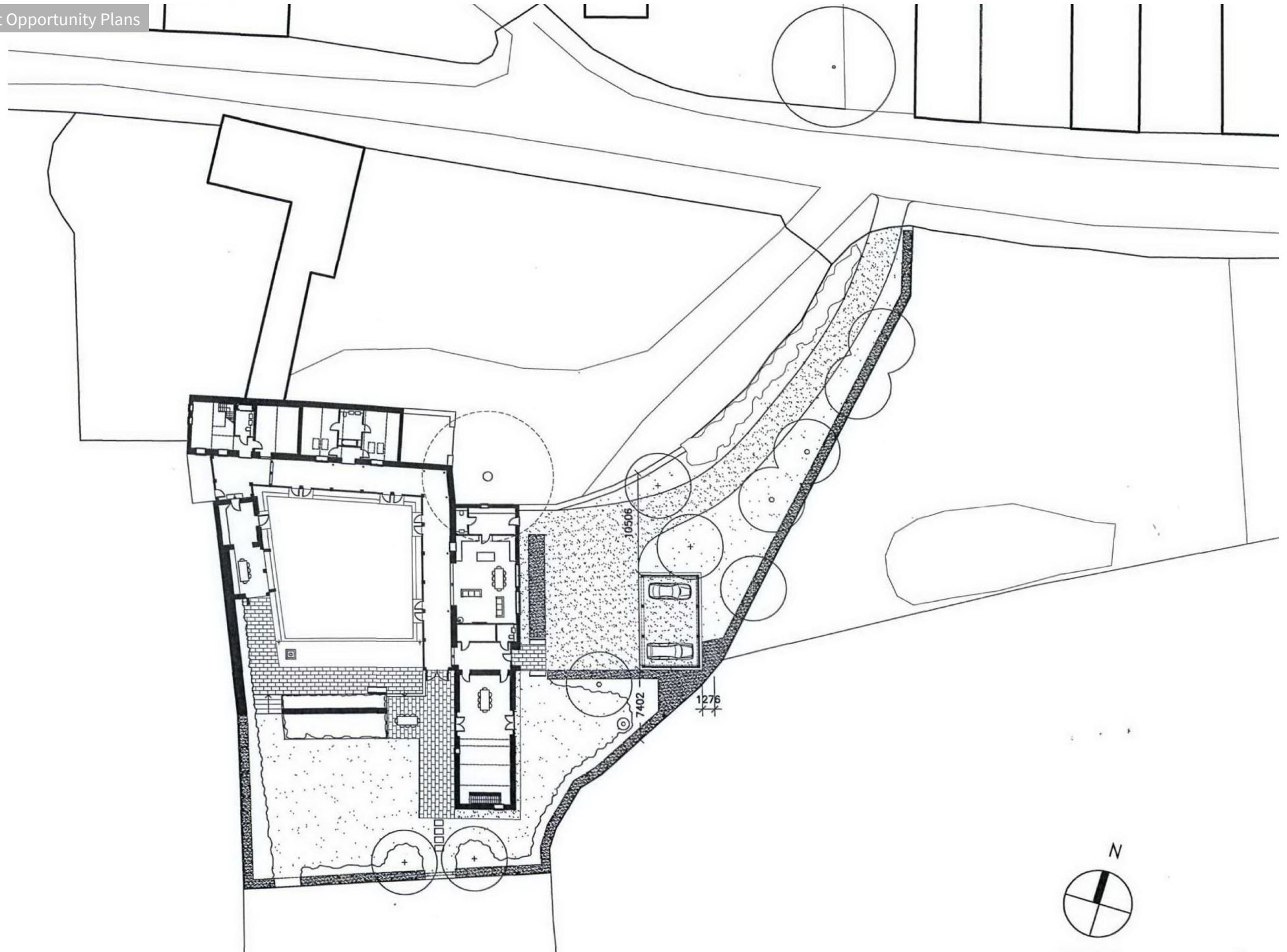
# PLANNING ISSUE

B A		GARAGE REDUCED TO 3 BAYS DRAWING GENERALLY UPDATED		07/04/10 02.02.10	MJE Jag	
REV	REVISION NOTE			DATE	DRAWN BY	
<div>FRAMEWORK</div> 		PROPOSED ALTERATIONS, BARN SOUTH CARLTON				
		DRAWN BY Jag		CHECKED	DATE January 2010	SCALE 1:100
		GARAGE PLANS, ELEVATIONS, SECTIONS & ROOF PLAN		DWG NO. J0947 (08)10	REV. B	

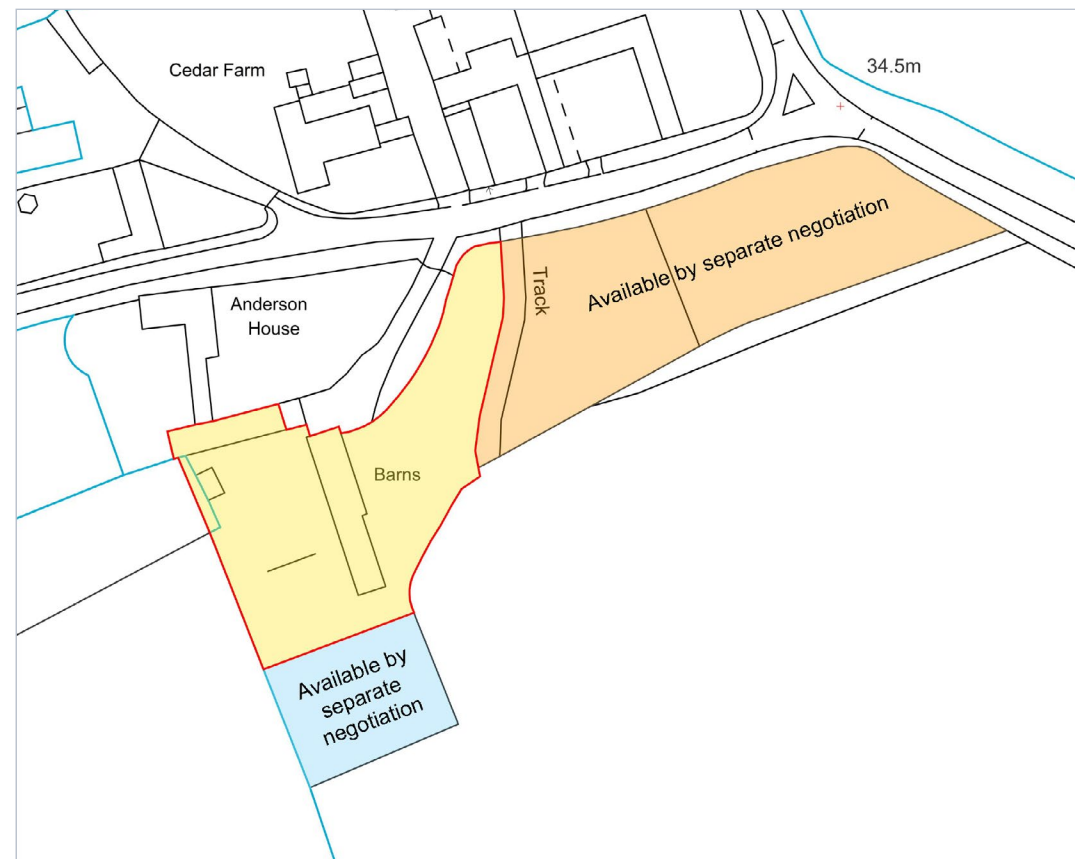
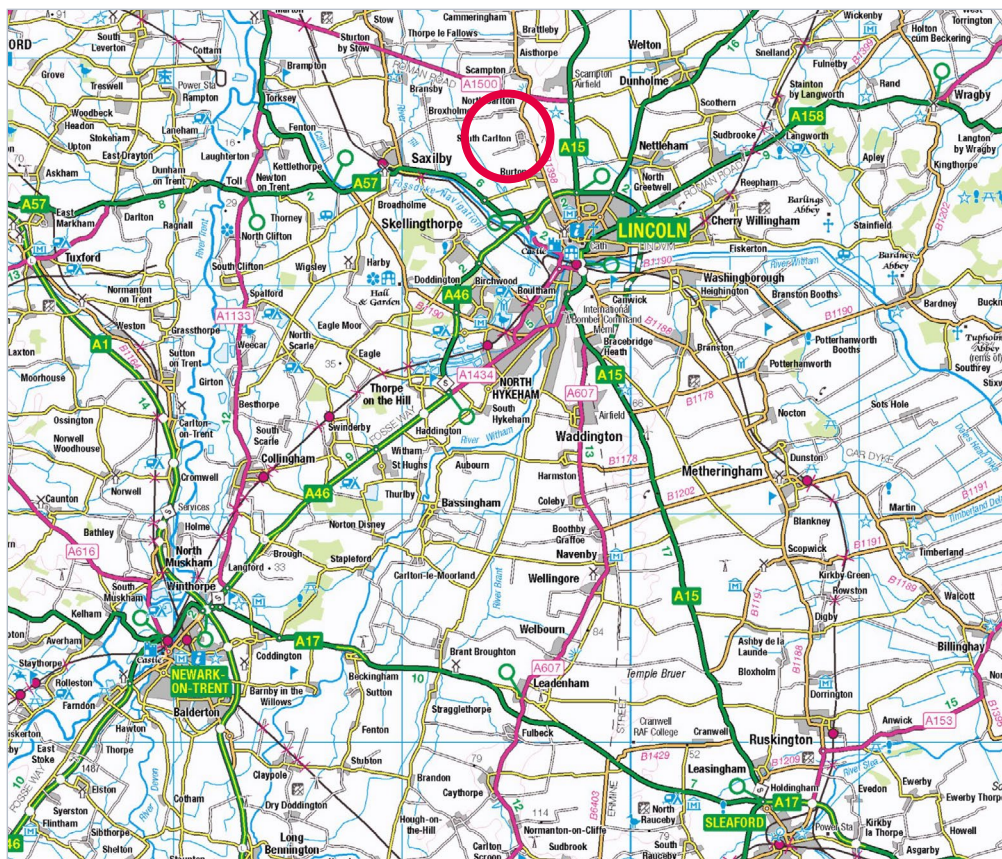
3 MARINE STUDIOS, BURTON LANE END, BURTON WATERS, LINCOLN LN1 2WN T. 01522 535383 F. 01522 535383 E. info@frameworklincoln.co.uk

COPYRIGHT © 2005 FRAMEWORK. ALL RIGHTS RESERVED









## Directions - LN1 2RH

From Lincoln follow the B1398 until you reach a left hand turn towards South Carlton. Proceed down the hill and the property can be found on your left as you enter the village.

<https://what3words.com/snap.dining.former>

## 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 others 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 Basic 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: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

**BROWN & CO JH Walter**

Property and Business Consultants  
brown-co.com