



Stangers Barn, Stamford Road

South Luffenham, LE15 8NF

Guide Price £495,000

Richardson

Stangers Barn Stamford Road

South Luffenham, LE15 8NF

INTRODUCTION

A rare and unique opportunity to acquire an attractive barn, boasting uninterrupted panoramic views across the Chater Valley in Rutland. The barn has Planning Approval for conversion to a spacious 4 bedroomed, 2 storey dwelling and is offered for sale within an area of ground extending to 2.65 acres.

LOCATION

The barn is located in the Parish of South Luffenham in the county of Rutland. Lying 1/2 mile to the east of the village, the barn occupies an elevated position and is accessed via a hardbound track linked to the A6121.

DESCRIPTION

Stangers Barn is of solid red brick wall construction beneath a red clay tile roof with wooden beams. The building has numerous historic features with ornate brickwork archways and stable door openings incorporated into the Approved Plans. To the rear of the barn are the former cattle crew yard walls.

The barn is not currently designated as a Listed Building by Historic England.

PLANNING APPROVAL

Class Q Planning Approval was granted by Rutland County Council on 17th June 2024 for “Conversion of existing barn into a four bedroom dwelling to include 2 new openings to the north west elevation and 5 flush fitting conservation rooflights” under the Planning Application Number: 2024/0501/PAD. Full details of the decision, approved drawings and associated documents can be found on the Rutland County Council planning portal or at Richardson Surveyors Stamford office. The successful purchaser shall be deemed to have full knowledge of the Conditions attached to the Planning Approval.

APPROVED DWELLING

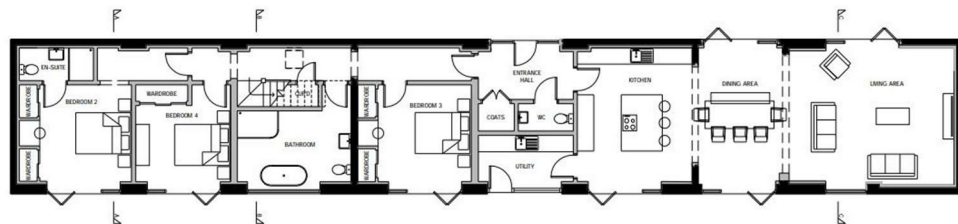
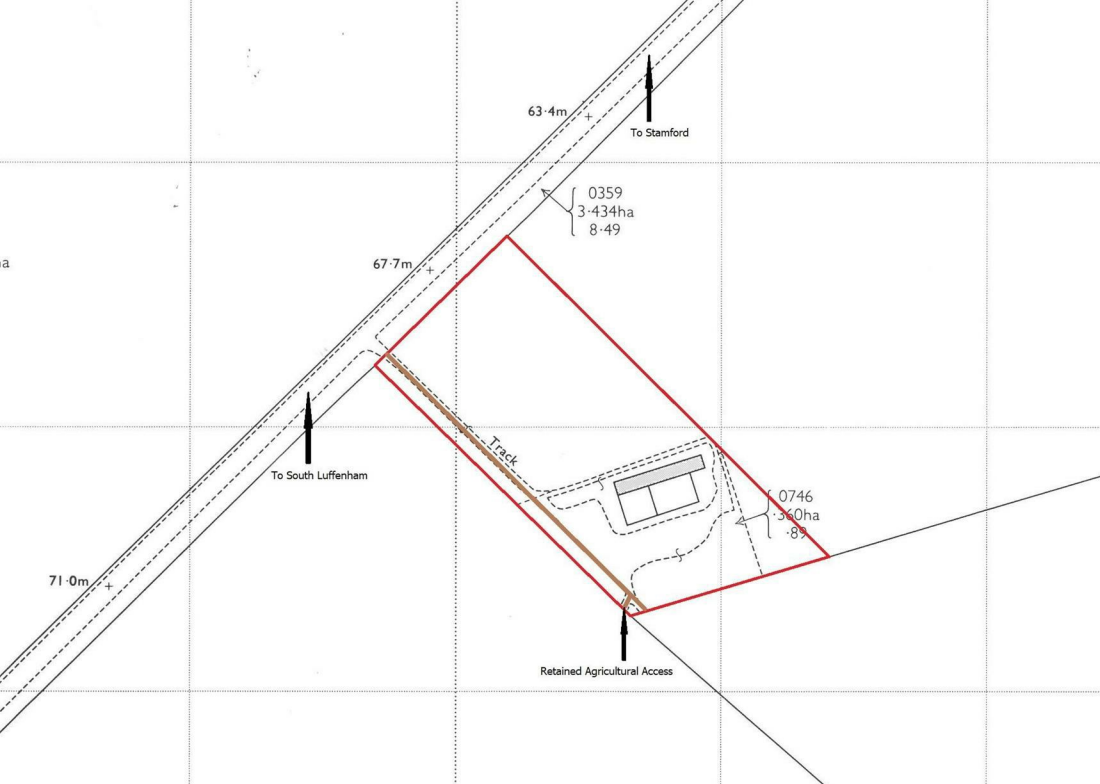
The approved dwelling provides four bedroomed accommodation with one en-suite bedroom on the first floor, with a further three bedrooms, one being en-suite, on the ground floor. The consented bi-fold openings to be created in the north-west elevation will provide far reaching views over open countryside to the benefit of the modern open plan kitchen/dining area and living area on the ground floor.

When finished, the approved dwelling will provide 1,988sq/ft (185sq/m) of living space.

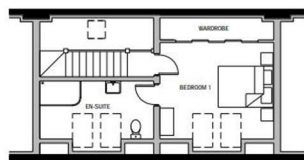
SITE AREA

The total site area extends to 2.65 acres and allows the successful purchaser to own and control the land surrounding the Barn. Interested parties should note that the Planning Designation of the land outside the approved area is currently Agricultural and any Change of Use will require the appropriate level of Planning Approval.

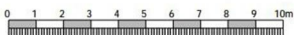




GROUND FLOOR PLAN



FIRST FLOOR PLAN



C. Wood burner removed. LAD 03/05/24
B. Existing garden wall and gate removed. LAD 19/04/24
A. Dormer windows replaced with flush fitting rooflights in response to planning comments. LAD 17/04/24

Proposed Barn Conversion
Stamford Road,
South Luffenham
For Mr. Mike Lane

SCHEME DESIGN:
Floor Plans

Scale 1:100 @ A3 DRWG. No.
Drawn LAD 1664-15C
Date JAN 2024 Ckd MGW

Thomas Wilson Architects

20 Middleway • Oxford • Oxfordshire OX1 1JH
Telephone 01852 723164 Email: info@thomastomlinsonarchitects.co.uk

All dimensions are to be checked on site by the General Contractor. No dimensions are to be scaled from this drawing. This drawing is Copyright

OVERAGE PROVISION

The barn is sold subject to an Overage Provision limiting the development and use of the site to one residential unit. The Vendors will not seek to limit the enlargement of the Barn or enhancement of the site for the benefit of a single dwelling, such as garaging or stabling, however if Planning Permission is obtained for additional Residential Units or other Commercial or Non-Residential Uses the Overage Provision will become payable.

The Overage Provision shall be for a period of 21 years from the date of completion and the seller shall be entitled to 35% of any uplift in value resulting from the granting of Planning Permission.

SERVICES

We understand that the barn has a mains water supply to the buildings. Buyers should however make their own enquiries as to the extent of these services.

PRIVATE EASEMENT

The Vendors own and control the adjacent farmland and would give consideration to the granting of a Private Easement to facilitate the laying of an underground electricity cable to Stangers Barn.

RIGHT OF WAY

The Vendors will reserve out of the sale a Right of Way to travel along the entrance roadway, for Agricultural purposes only, to access their retained land to the south-east and south-west side of the Barn.

MODERN FARM BUILDING

The Modern Farm Building on the southern edge of the site is not included within the sale and it is the owners intention to remove the building prior to completion of the sale. The building may however be available to purchase by separate negotiation. For the avoidance of doubt, this Modern Farm Building is not included within the sale.

ANTI-MONEY LAUNDERING

In line with Anti-Money Laundering Legislative requirements the successful purchaser will be required to provide Proof of Identity, Proof of Funds and a full address to the selling agents upon acceptance of a satisfactory offer, prior to the Solicitors being instructed.

VIEWING

Strictly by appointment with Richardson 01780 758009 or email: mthomas@richardsonsurveyors.co.uk

Area Map



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2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

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