



Folly Farm Barn, Folly Farm

Uffington, Stamford, PE9 4TE

Price Guide £500,000



Richardson

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An rare opportunity to acquire a one off building plot in a stunning location, with open farmland to 3 sides and views towards the historic Burghley House framed by the tree lined avenue. Positioned within 2 miles of Stamford in a semi rural location, the plot extends to approximately 0.6 acre with Full Planning Permission for the demolition of the existing agricultural building and the erection of a replacement dwelling in a Dutch barn style extending to approximately 3229 sqft (300 sqm) with detached garage/carport. The site is accessed via a shared private driveway of approximately 0.6 mile (1km) and in an elevated position.

Stamford

Stamford is renowned for its Georgian architecture and regularly appears as a prime location within various national newspaper “best places to live” features. There is a weekly Friday Market and a fortnightly Farmers’ Market. There is also a great variety of restaurants, hotels and boutique shops to explore. Approximately two miles to the east of Stamford and visible from the proposed site is the historic Burghley House, which is host to the Burghley Horse Trials, with stunning gardens and parkland providing many walks right on your doorstep. The A1 runs to the west of the town and provides easy access both north and south and a link to the A14, A47 and M25. The nearby Cathedral City of Peterborough, with its comprehensive shopping and leisure facilities, has a mainline rail station with high-speed trains to London Kings Cross.

The area has excellent state and private schooling in Stamford, Oakham, Uppingham and Oundle.

Leisure pursuits including golf at Burghley Park, Luffenham Heath and Greetham are close by. Rutland Water with its nature reserve, water sports and trout fishing is some seven miles to the west.

Planning Permission

Full Planning Permission was granted, subject to conditions, by South Kesteven District Council for the Demolition of existing agricultural building and erection of a dwelling and detached garage, under planning reference S23/0537 dated 27th July 2023. Full planning information and drawings are available for inspection on the South Kesteven Planning website or available from the Joint Agents Richardson or Longstaff.





Services

Electricity: There is a transformer on a pole close to the site. Inquiries made to Network Services for the National Grid have confirmed that a 3 phase domestic should be available, with a new cable laid from the transformer to the site. Confirmation of likely costs via National Grid are available from the agents.

Water: A new supply pipe would need to be laid from Newstead Lane over Carrs Lodge, Folly Farm, and the adjoining field west of the site. The vendors will provide an easement for the new supply. (A charge maybe issued for any loss of crop) The agents have obtained an independent quote for the likely cost for a new water main to be laid which is available for inspection.

Sewerage: The purchaser will be responsible for a private on site treatment plant to be installed.

Gas: There is no mains gas connection.

Proposed Property

The planning permission is for a new substantial property finished in a Dutch Barn style under an arched black metal sheet roof with a combination of natural timber cladding and grey powder coated aluminium panels, combined with grey powder coated aluminium windows and doors giving the property a striking appearance. The plans show open plan living, dining and kitchen with utility, pantry, study, wc and cinema room. To the first floor Master and guest suite, 2 further double bedrooms, home office and family bathroom. In all approximately 300 sqm (3229 sqft) of accommodation with large picture windows to all sides and the Juliet balcony's to two bedrooms will make the most of the lovely views and allow plenty of natural light to flow throughout the property. There is a detached double garage to the side of the property and the plot extends to approximately 0.6 acre, subject to survey.



Agents Notes

Folly Farm Barn will have an equal responsibility of 25%, for the cost of maintenance and upkeep to the driveway to the property (shown No. 4 on plan.) It will also own a section of driveway (shown No. 3 on plan) which the neighboring property will have right of way over giving access to their own property. Maintenance and upkeep for this section (3) will be split 50/50 between the two properties.

The information for the electric and water supply is provided by the agents to give an idea of likely costs only. Buyers will need to confirm the actual cost with the relevant supplies.

Boundaries

The purchaser will be responsible to erect a pet/animal proof post and 3 rail fence to the north, west and south boundaries within 3 months of completion.

Restrictive Covenant

There will be a covenant in place to limit the site to one single dwelling.

Health & Safety

All viewers should note that this is a farm building with a lean to. The lean to is in poor condition and has been taped off to advise no access. The grounds are overgrown and uneven in places. All viewers, view at their own risk and neither the vendor or the agents will be held responsible. Suitable footwear is recommended.

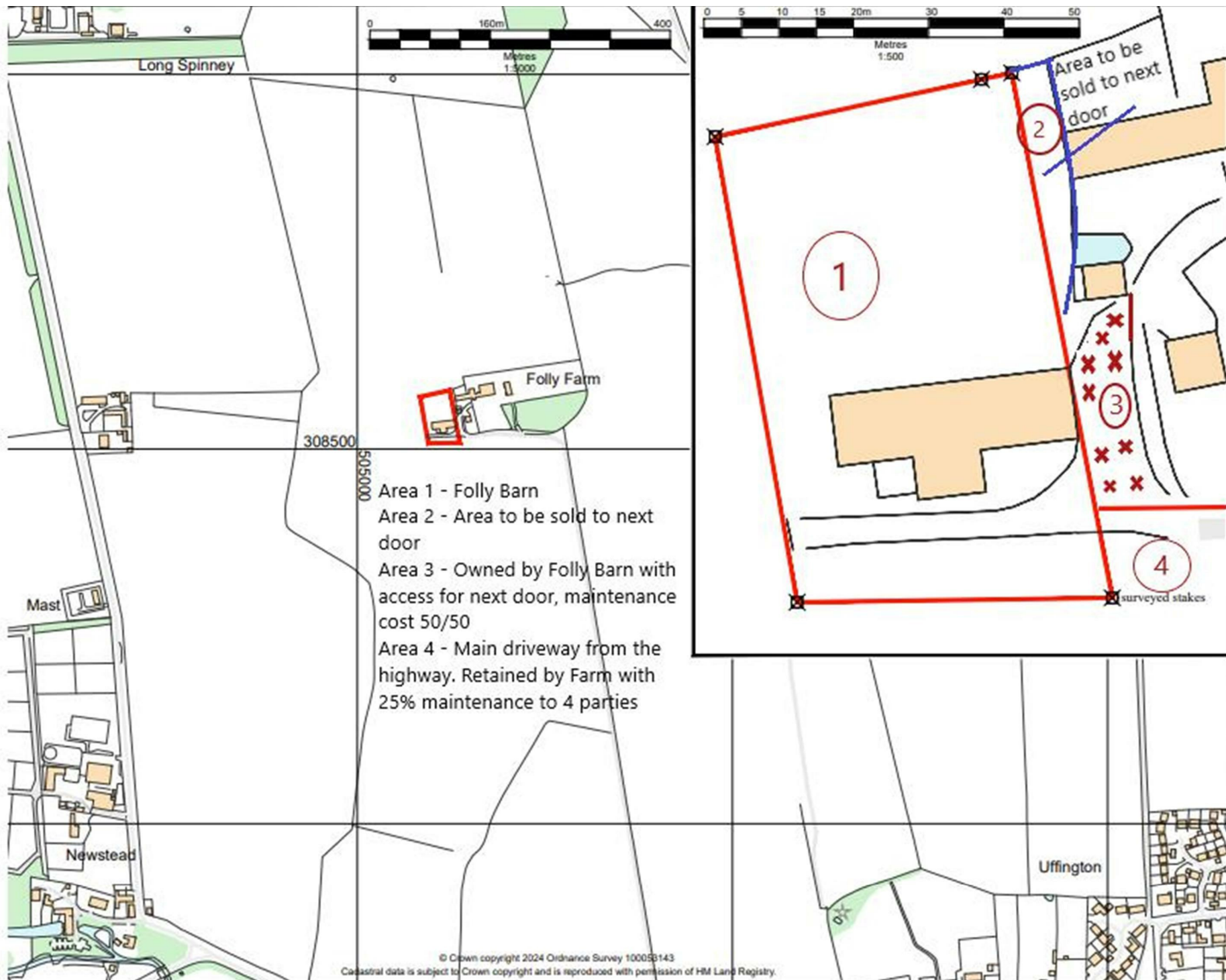
Important Note

The Agents are aware that an extensive ground based Solar Panel Scheme (Mallard Pass) has been granted planning consent on land to the north of this property. Interested parties should make their own specific enquiries regarding this scheme. These should be directed to the Planning Department of South Kesteven District Council.

Viewing

By appointment with the Joint Agents Richardson 01780 762433 post@richardsonsurveyors.co.uk Longstaff & Co 01775 765536 sales@longstaff.com





Proposed Elevations



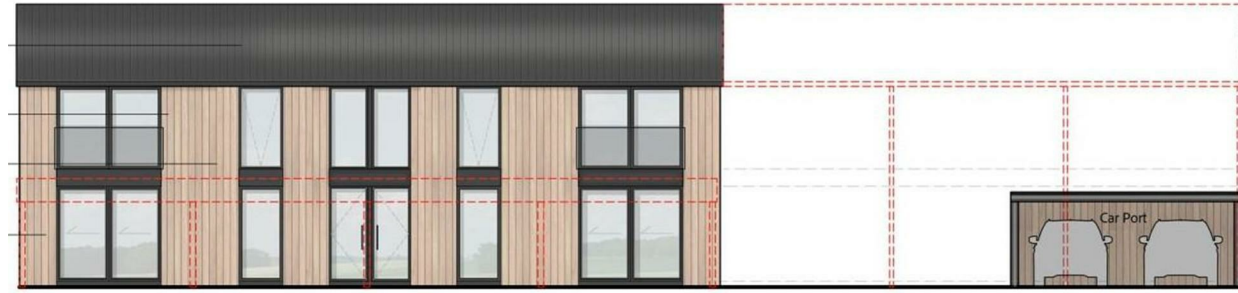
Elevation A



Elevation B



Elevation C



Elevation D

Car Port Floor Plan



Elevation A



Elevation B

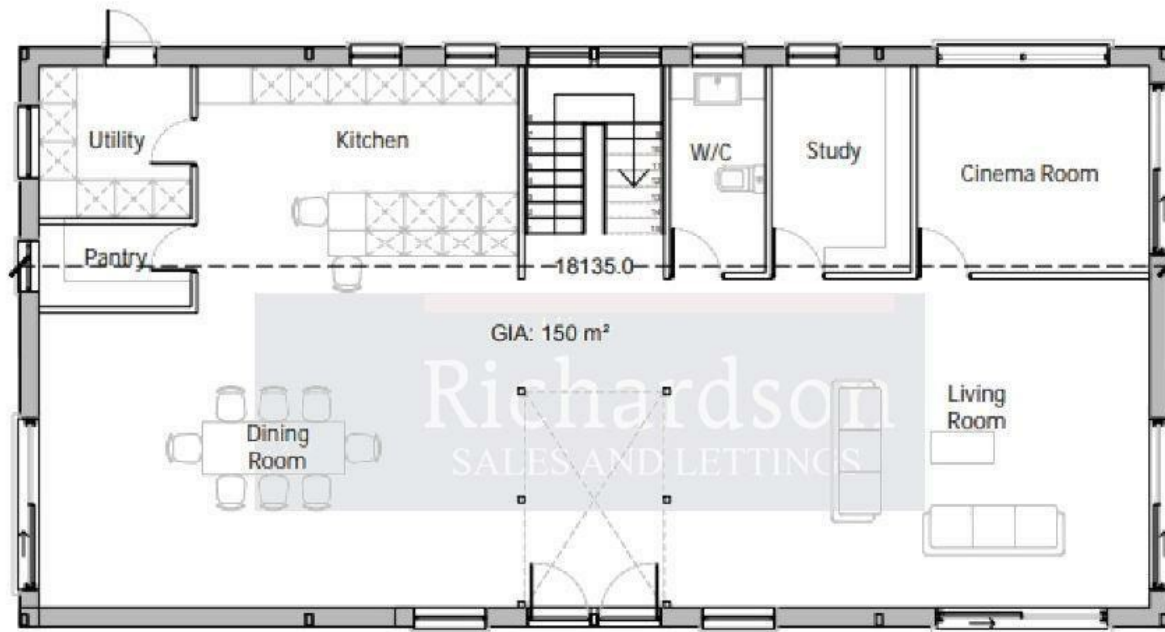


Elevation C

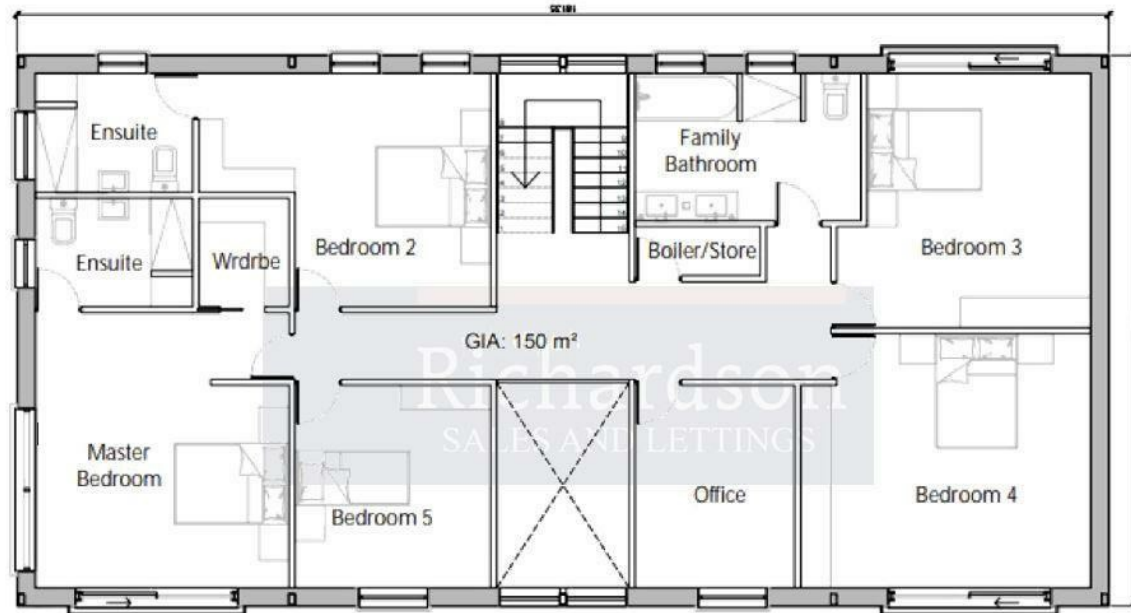


Elevation D

Proposed Floor Plans

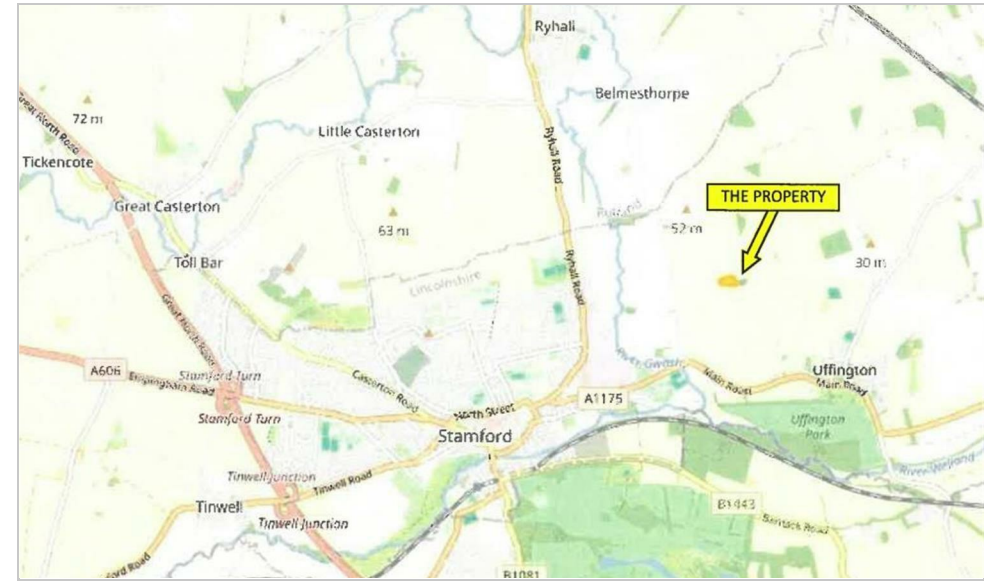


Ground Floor

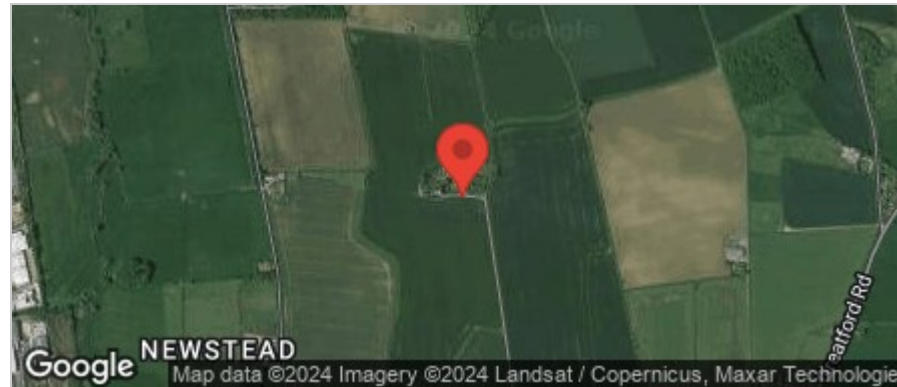


First Floor

Location



Area Map



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