



Land adj to Macham Close

Swinstead, NG33 4QH

**Price Guide £225,000**

Richardson



## Land adj to Macham Close

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An opportunity to acquire an individual building plot within the conservation area of this attractive rural Lincolnshire village extending to approximately 0.25 acre. The granted planning permission allows for the conversion and extension of the existing barn to a stylish ground floor living 3 bedroom property, ideal for those looking to downsize and future proof to a modern comfortable home.

### The Site

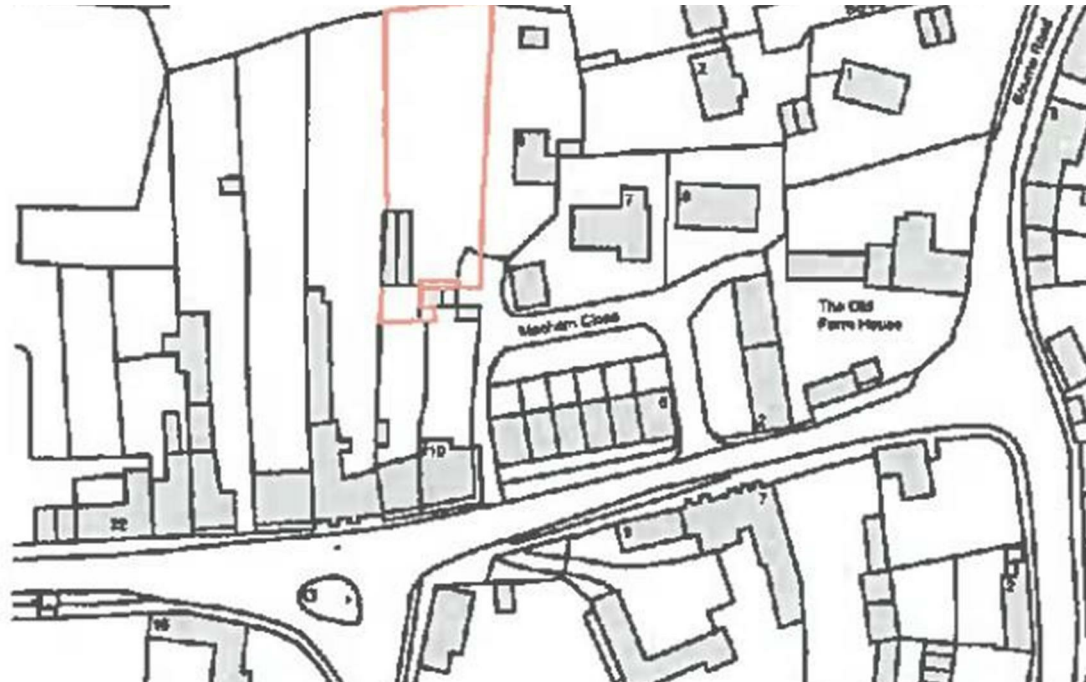
Situated off a private road, the site extends to approximately 0.25 acre and comprises of a redbrick barn and orchard area. The planning permission is for the part conversion of the existing barn linked to a newly built extension to provide 3 bedroom accommodation extending to approximately 1300 sqft with associated parking. The village of Swinstead is a small Lincolnshire village with a rural feel, but only 9 miles from Stamford, 5 miles from Bourne and 11 miles from Grantham with its main line rail link to London.

### Planning Permission

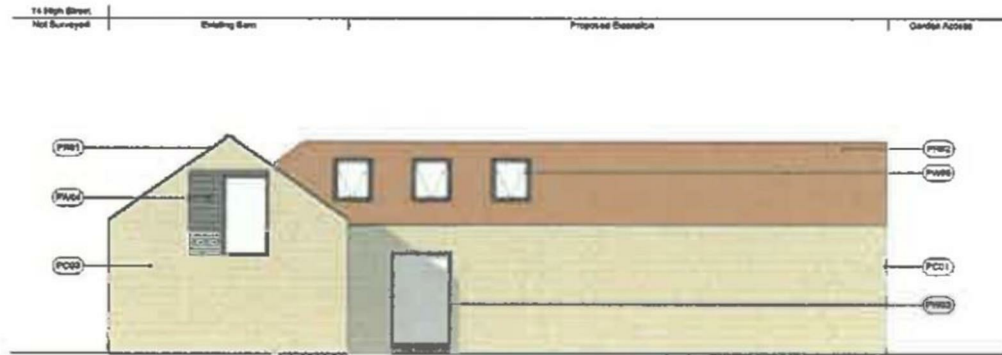
Full Planning Permission was granted by South Kesteven District Council, subject to conditions, under reference S22/2368 for the Conversion, partial demolition and erection of extensions to existing barn, to form a detached residential dwelling dated 18th September 2024. Full details of the decision, approved drawings and associated documents, including a structural survey, can be found on South Kesteven District Council planning portal. The successful purchaser shall be deemed to have full knowledge of the conditions attached to the planning approval.



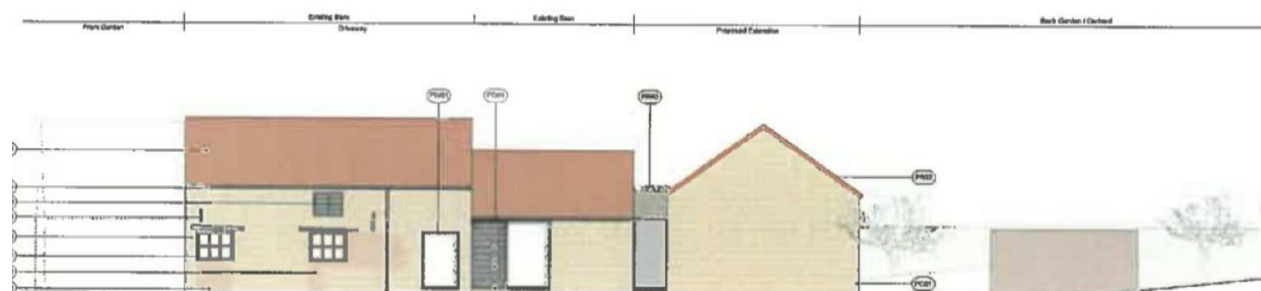
### Location Plan



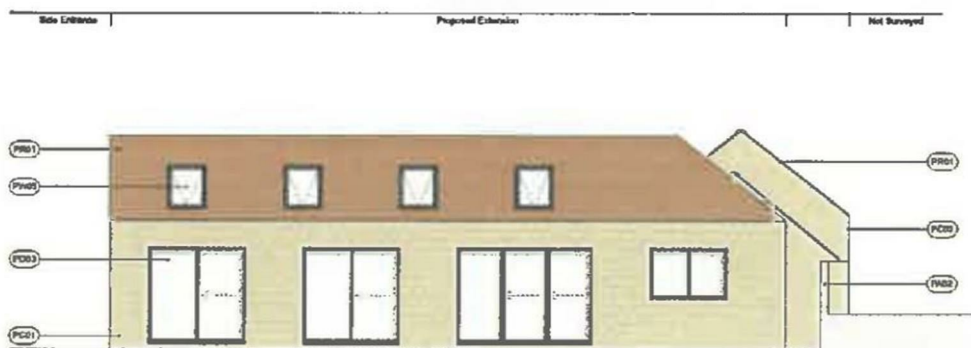




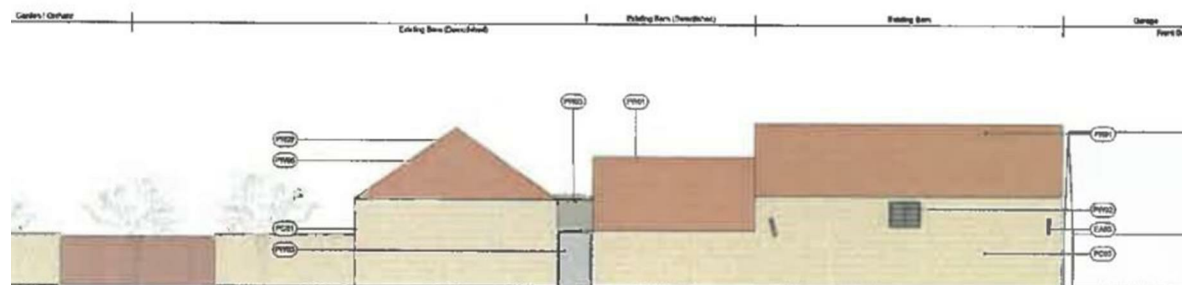
Proposed Front Elevation (North)



Proposed Side Elevation (East)



Proposed Rear Elevation (South)



Proposed Side Elevation (West)

## Proposed dwelling

An attractive single storey home with the accommodation comprising: entrance hall, cloakroom, master bedroom with ensuite bathroom, open plan living kitchen diner, inner hall with 2 further bedrooms and bathroom. The use of vaulted ceilings, velux windows and picture windows/sliding doors will give the property plenty of natural light, with approximately 1370 sqft of accommodation.

## Services

We understand that mains services are available. Buyers should make their own investigation to the location and cost of connection

## Method of sale

Freehold by private treaty with the existing approved planning permission with vacant possession.

## Communication

According to Ofcom: Broadband coverage ultrafast broadband is available

According to Ofcom: Mobile coverage is likely outdoor EE, Vodafone, O2, & Three

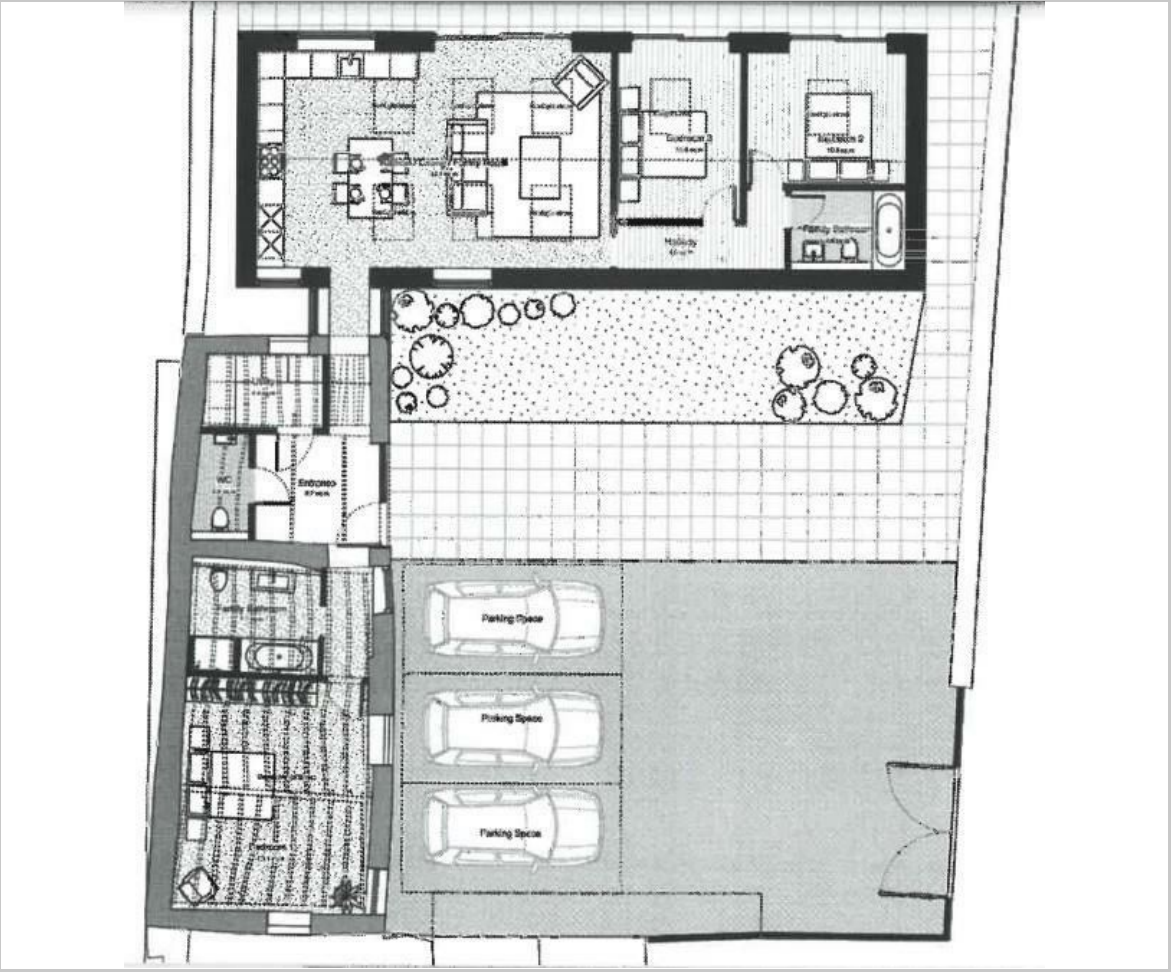
## Agents notes

All sizes are provided or taken from the architects drawings

## Viewing

By telephone appointment with Richardson  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)

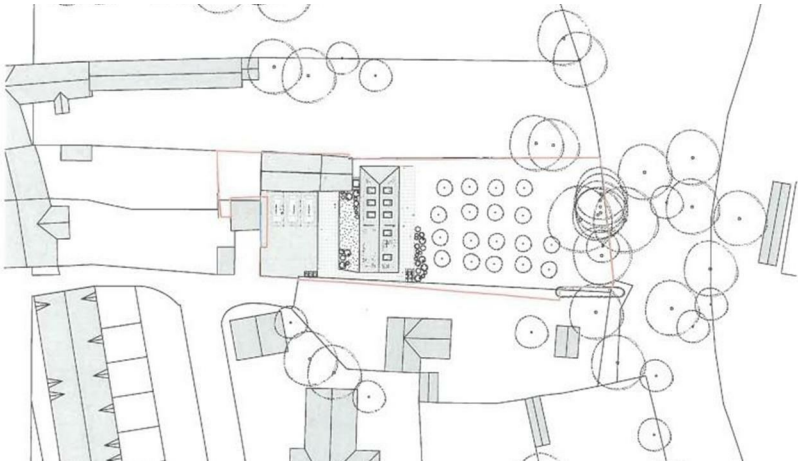
Floor Plan



Area Map



Proposed Site Plan



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

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