



'Range of Traditional Barns' Eaudyke Road, Friskney

£180,000

**Willsons**  
SINCE 1842



# 'Range of Traditional Barns' Eaudyke Road Friskney

## "AGENT'S COMMENTS"

\*\*\* For Sale by Online Auction \*\*\* Starting Bid of £180,000 (terms & conditions apply). An opportunity to purchase an attractive range of traditional Farm Buildings situated at Eaudyke Road, Friskney having the benefit of planning permission for a change of use and conversion into a stylish residential dwelling incorporating a private courtyard garden set in grounds in excess of 1.5 acres.

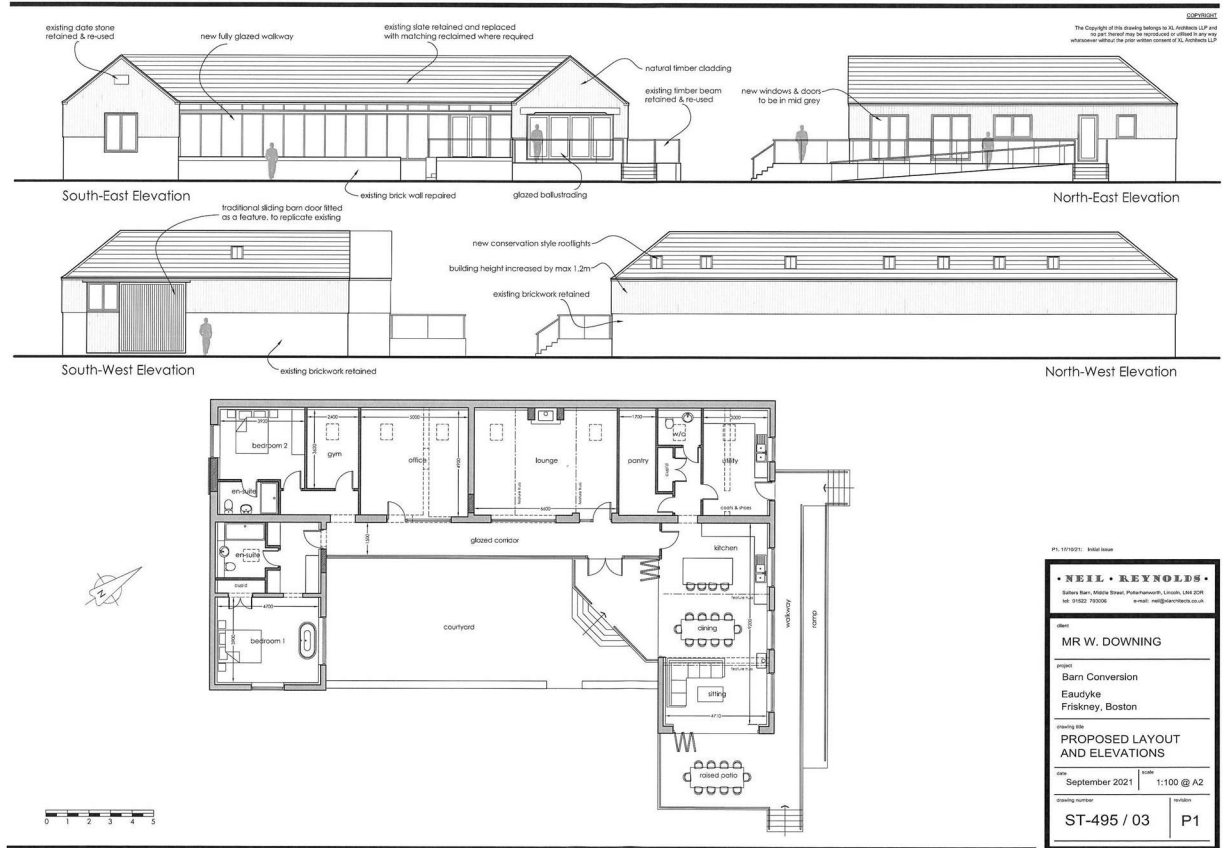
## LOCATION

Friskney situated off the A52 is a village in Lincolnshire situated approx. 13 miles north-east of Boston and 10 miles south-west of the coastal town of Skegness both with hospitals, wide range of shops and train stations. Friskney has a primary school, village hall, two public houses and a village shop. There are a variety of clubs and societies. Old Leake approx. 5 miles south west has a secondary school and doctor's surgery. The neighbouring market town of Wainfleet is approx. 4 miles north east and has a railway station, doctor's surgery and small range of shops.

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Client: MR W. DOWNING

Project: Barn Conversion  
 Eaudyke  
 Friskney, Boston

Drawing title: PROPOSED LAYOUT AND ELEVATIONS

Date: September 2021 Scale: 1:100 @ A2

Drawing number: ST-495 / 03 Version: P1



## The Barn Conversion

This range of traditional buildings area attractively situated on three sides with a central courtyard. Planning approval has been granted for conversion into a stylish and attractive single storey dwelling with open fronted car port. The buildings currently extend to approximately 2,500 sq ft and is constructed of 9 inch brick walls under a pitched slate roof having an inset date stone for 1920. The property has the benefit of grounds extending to over 1.5 acres as shown edged red on the attached plan.

## Planning Permission

Planning permission was granted on 20/10/22 for change of use, conversion of, extension and alterations to existing barn to provide a dwelling. Erection of a detached carport, walls with piers and gates to a maximum height of 1.8m and construction of a vehicular access. Application No. S/053/02280/21. The development hereby permitted must be begun not later than the expiration of 4 years beginning with the date of the permission in accordance with the approved plans. The development hereby permitted shall be carried out in strict accordance with the approved Flood Risk Assessment including floor levels, flood resilient construction techniques. All interested parties will be expected to have read and understood the full Flood Risk Assessment, Planning Permission and Plans before an offer to purchase can be considered.

## Proposed Accommodation

Glazed exterior corridor  
Kitchen - Dining - Sitting Room  
Utility, Cloakroom & Pantry  
Lounge  
Office  
Bedroom 1 with En-suite & Dressing Room  
Bedroom 2 with En-suite & Gymnasium

Exterior:  
Raised courtyard & patio.

## Boundaries

Purchasers will be required to supply and erect a post and rail perimeter fence within 3 months of purchase.

## Tenure & Possession

The property is Freehold with vacant possession upon completion.

## Services

Purchasers will be responsible for the supply of mains services of foul drainage, electricity and water. Mains gas is not available in Friskney, therefore prospective purchasers should make their own enquiries as to the availability and connection costs of new supplies.

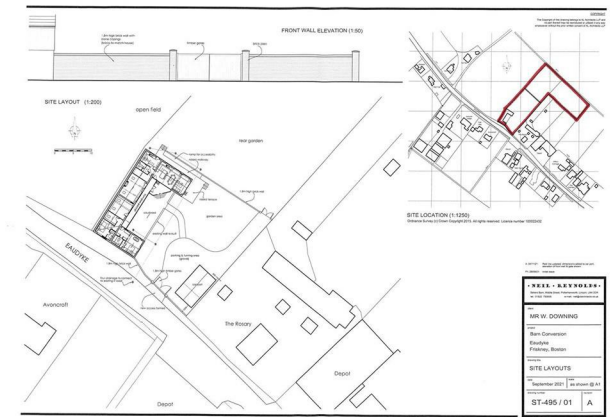
## Viewing

The Sales Particulars constitute a permit to view the property at any reasonable time, however great care should be taken inside the buildings due to their condition and proposed purchasers do so at their own risk.

## Local Authority

East Lindsey District Council, Tedder Hall, Manby park, Louth, Lincolnshire, LN11 8UP. Tel: 01507 601111.





**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

