



Lot Two, Houllers Farm Whins Lane, Read, BB12 7RB
Guide Price £545,000



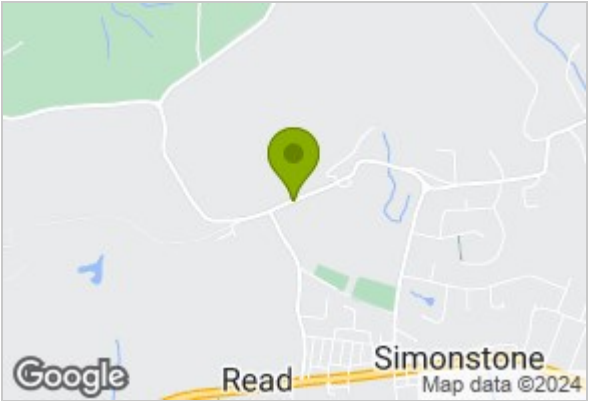
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Lot Two - Houlikers Farmstead & land

This lot comprises the farmyard and all the associated buildings and surrounding paddock land, extending to around 2 acres directly to the south / south east of the farm. There is a range of mainly stone-built properties with the centrepiece being a large attractive stone barn together with a number of stone outbuildings. We have not approached the planning authority, but would be confident of gaining consents for the farmstead for conversion to residential use via Permitted Development – either as one large unit or perhaps several smaller units.

We have engaged AW + A Architects to design some images of how a substantial single dwelling could look:

Obviously, this is only one option but they have created wonderful images of a large four-bedroom house, extending to almost 5,000sq.ft. The surrounding outbuildings could be used for a variety of purposes (garages, office, granny annex and / or stabling) and, with the addition of the 2 acres of paddock land, this offers the opportunity to really create a magnificent home with commanding views to the south from this elevated position.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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