



Maryland Barn, Maryland Bank, Amber Hill,
Boston, Lincolnshire, PE20 3RW



Will Barker
& Co

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Will Barker & Co
19 Southgate, Sleaford
NG34 7SU
01529 414555
info@willbarker.co.uk
www.willbarker.co.uk

- Class Q Barn for Conversion
- Further Land Available
- Prior Approval for a Detached Conversion
- Rural Fenland Location
- Views over open Countryside
- The GIA of Conversion 396m² (4,260 sqft)
- For Sale with Vacant Possession
- 5 Beds with 5 Ensuites, Gym & Living Accommodation

£125,000

We are pleased to be able to offer the opportunity to purchase a former Grain Store now with the benefit of a contemporary, Class Q planning permission under Prior Approval for change of use into 396m² (4,260 sqft) single storey family home.

Location & Situation

The building is rurally situated to the south of Maryland Bank, within the parish of Amber Hill. Its rural location provides views over open fenland countryside.

The barn is located 8.7 miles north west of the market town of Boston, 17 miles north east of the market town of Sleaford and 33.8 miles south east of the city of Lincoln.

Prior Approval

Prior Approval for the change of use to a residential dwelling was granted, by Boston Borough Council, for its conversion and change of use from an agricultural building to form a single detached dwelling. The application was granted on 6th December 2021, under planning reference B/21/0444 to provide an impressive, executive house with 5 bedrooms, all with ensuites, a home cinema room, gym, large kitchen/ living/ dining area with a sunken lounge area and a utility room.

<https://services.boston.gov.uk/agile/planApp.aspx?ref=B/21/0444&query=weekly>



Conditions of Sale/Covenants

- a) To protect the value of the vendor's retained property the vendor will enforce a covenant on the sale to ensure that no noisy nor offensive businesses are conducted from the property.
- b) The site is only to be developed for a single dwelling.

Services

There are no services connected to the property, although main utility services are believed to be located in the adjoining Public Highway, subject to the usual connection charges.

Fencing Obligation

The purchaser shall erect and thereafter maintain a suitable post and rail fence around the property to the reasonable satisfaction of the vendor.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars.

Tenure & Possession

Freehold with vacant possession.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

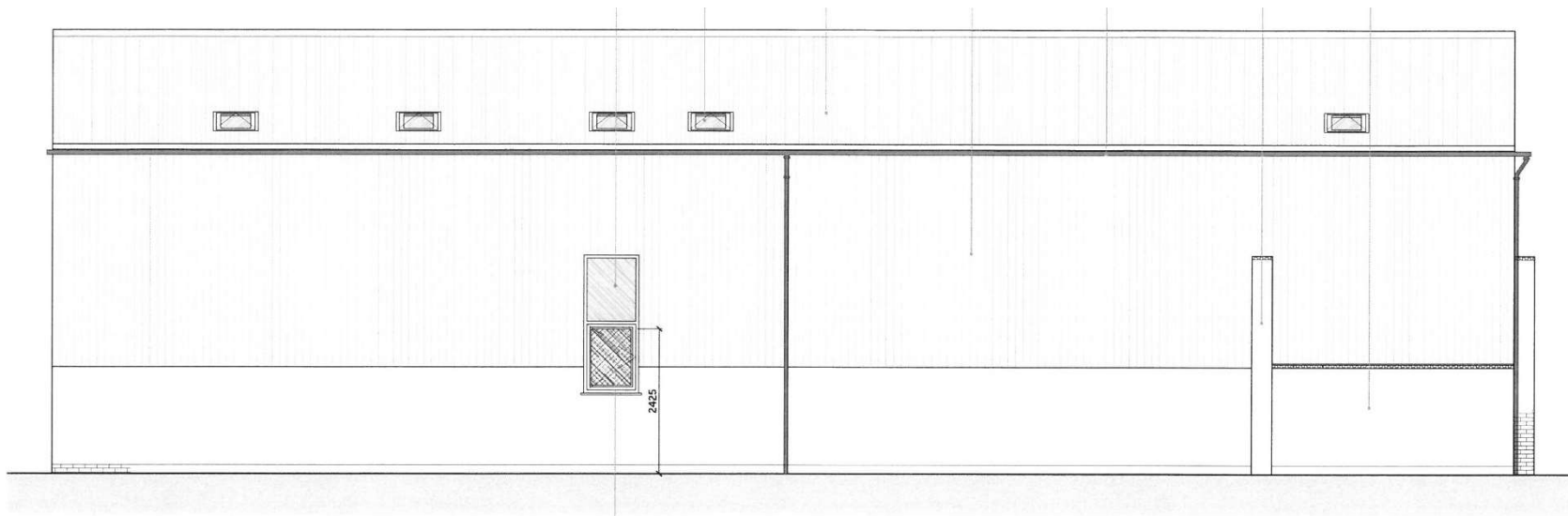
Depending upon the level of interest, the vendors and their agents reserve the right to either invite Best and Final offers or conduct a private auction to conclude the sale.

**Plans & Areas**

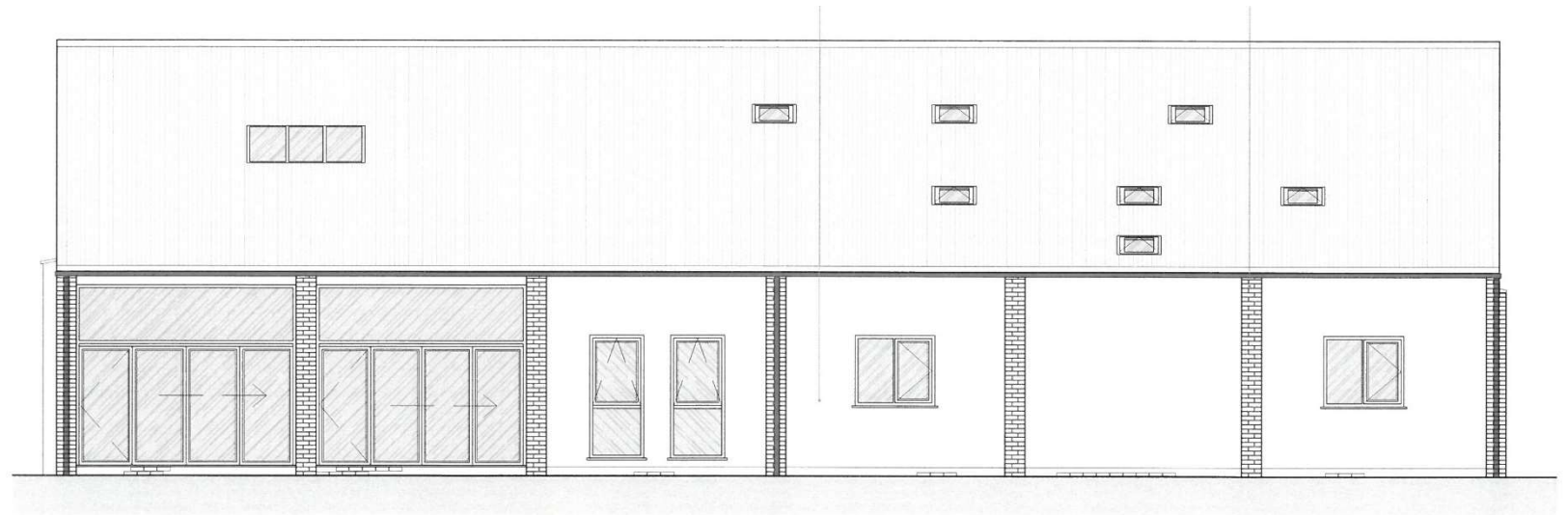
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

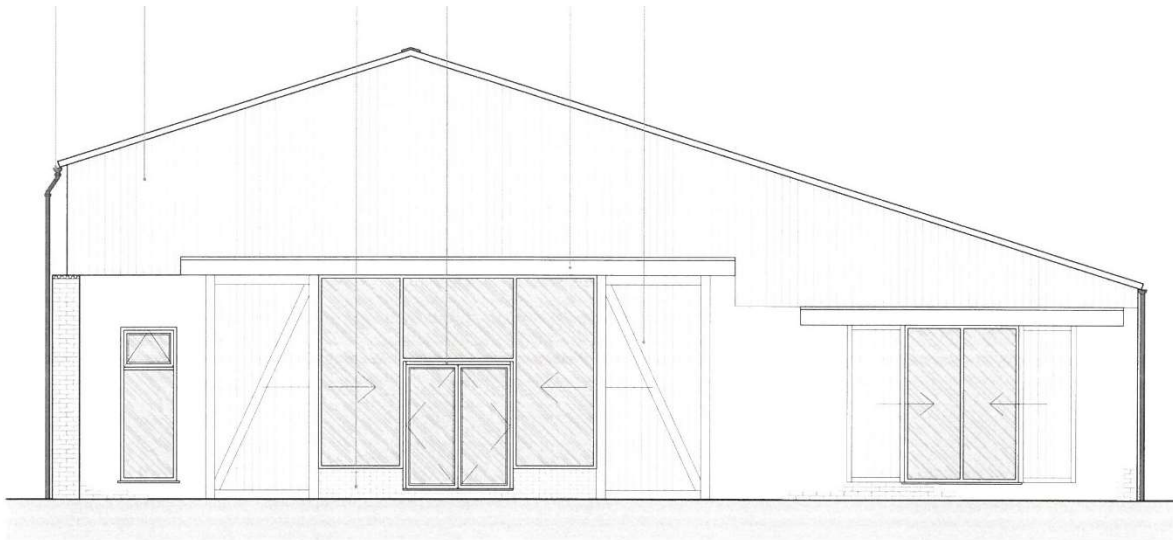
The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.



PROPOSED SOUTH EAST ELEVATION
1:50



PROPOSED NORTH WEST ELEVATION
1:50



PROPOSED NORTH EAST ELEVATION

1:50

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents.

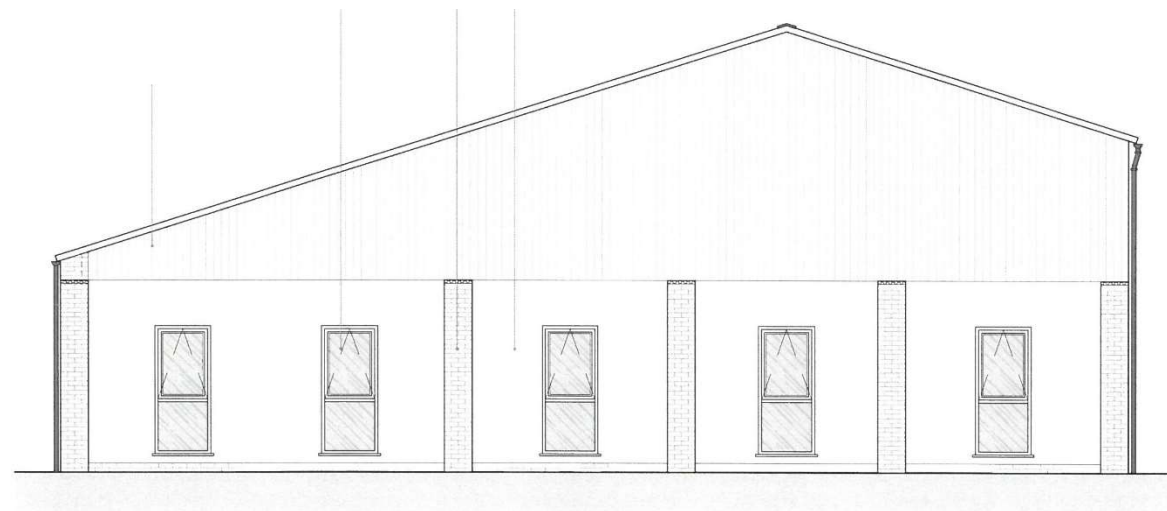
Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own safety, particularly around machinery and animals.

Those wishing to view the property do so at their own risk.

Joint Agents

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01529 414 555
info@willbarker.co.uk

Pygott & Crone
24 Wide Bargate, Boston, PE21 6RX
01205 359 111
boston@pygott-crone.com



PROPOSED SOUTH WEST ELEVATION

1:50



