



- Delightful Former Granary Barn
- Includes Existing 1 Bedroom Annexe
- Full Planning Permission To Convert
- 4 Bedrooms, 3 Receptions & Two Bathrooms
- Generous Gardens
- Ample Space For Driveway & Double Garage
- Fantastic Development Or Self Build Project
- Viewing By Appointment Only

The Old Granary Barn, 14 High Street, Scotter, DN21 3TW,  
£240,000



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE



### BEAUTIFUL BARN WITH PLANNING FOR CONVERSION!!

Located in the heart of the desirable village of Scotter is this delightful barn and adjoining outbuildings, with full planning permission to convert to a stunning four bedroom home. Standing on a generous plot, the property includes a spacious one bedroom annexe, suitable for habitation whilst developing, and comes complete with garden room already in situ, offering a fantastic development opportunity or self build project. Proposed accommodation offers spacious and versatile living, to include potential annexe accommodation and briefly comprises large cloak/boot room, snug, superb 7.9m sitting room with bi-fold doors overlooking the garden, additional lounge/annexe, spacious kitchen, four bedrooms and two bathrooms. There is also ample space for substantial driveway and/or double garage. The plot is accessed via a wide, gated driveway which is accessed by only two other properties - an existing dwelling and a building plot which also has full planning permission. The building plot is also available by separate negotiation through Starkey&Brown. For those buyers looking for a smaller project, the owners would consider selling a smaller area of land with the barn, and would be willing to negotiate accordingly. Viewings are to be made by appointment only, please call today for further information.



## Location

Scotter is a highly desirable village located 5 miles from Scunthorpe, 9 miles from Gainsborough and only 23 miles from the Cathedral City of Lincoln. This plot is located within the heart of the village, only a short stroll away from the High Street and a wealth of local amenities.

## Planning Permission

The barn and attached outbuildings have full planning permission to convert into a beautiful, four bedroom barn conversion with versatile living accommodation - there is already a spacious one bedroom annexe suitable for habitation whilst renovating. Planning was granted in March 2023 and expires in March 2026. Further detailed information can be found by visiting the West Lindsey planning portal, using reference 147915.

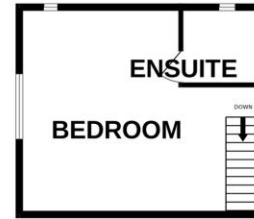
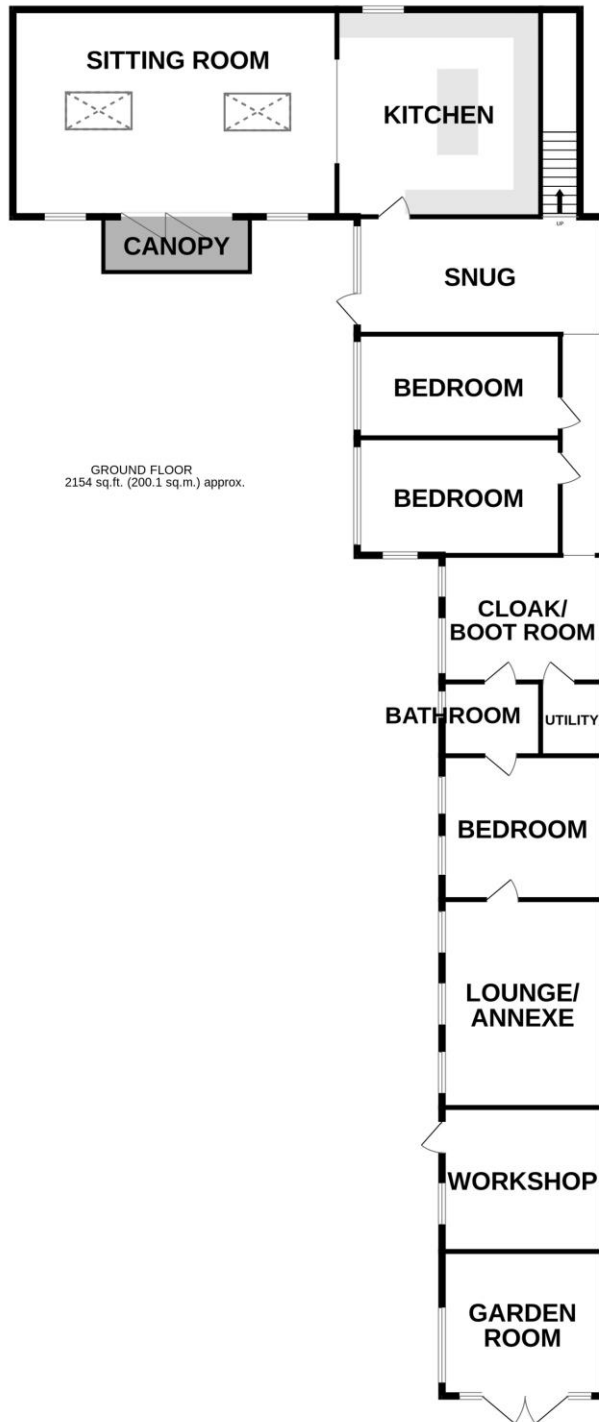
The adjacent building plot has full planning permission for a substantial, five bedroom detached house with double garage and forms part of the same planning application. The building plot is also for sale with Starkey & Brown and available by separate negotiation. The land was previously granted planning permission for two detached bungalows. This planning has now expired however it is anticipated that planning would be granted again. Further detailed information can be found by visiting the West Lindsey planning portal, using the reference 142090.

Access to the three proposed properties is via a wide, gated driveway and offers ample space for each property to have its own parking/turning/garage area.

## The Property

The barn, once completed will offer spacious and versatile living accommodation, to include potential annexe accommodation - the property also includes a spacious 1 bedroom annexe and offers suitable living space which could be occupied throughout the renovations. Services are currently connected from an adjacent, existing dwelling and therefore services would need to be connected, however, existing connections may be available on a temporary basis subject to negotiation with the owners.





**TOTAL FLOOR AREA : 2476 sq.ft. (230.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE