



Chestnuts Farmyard

Sapperton, NG34 0TB

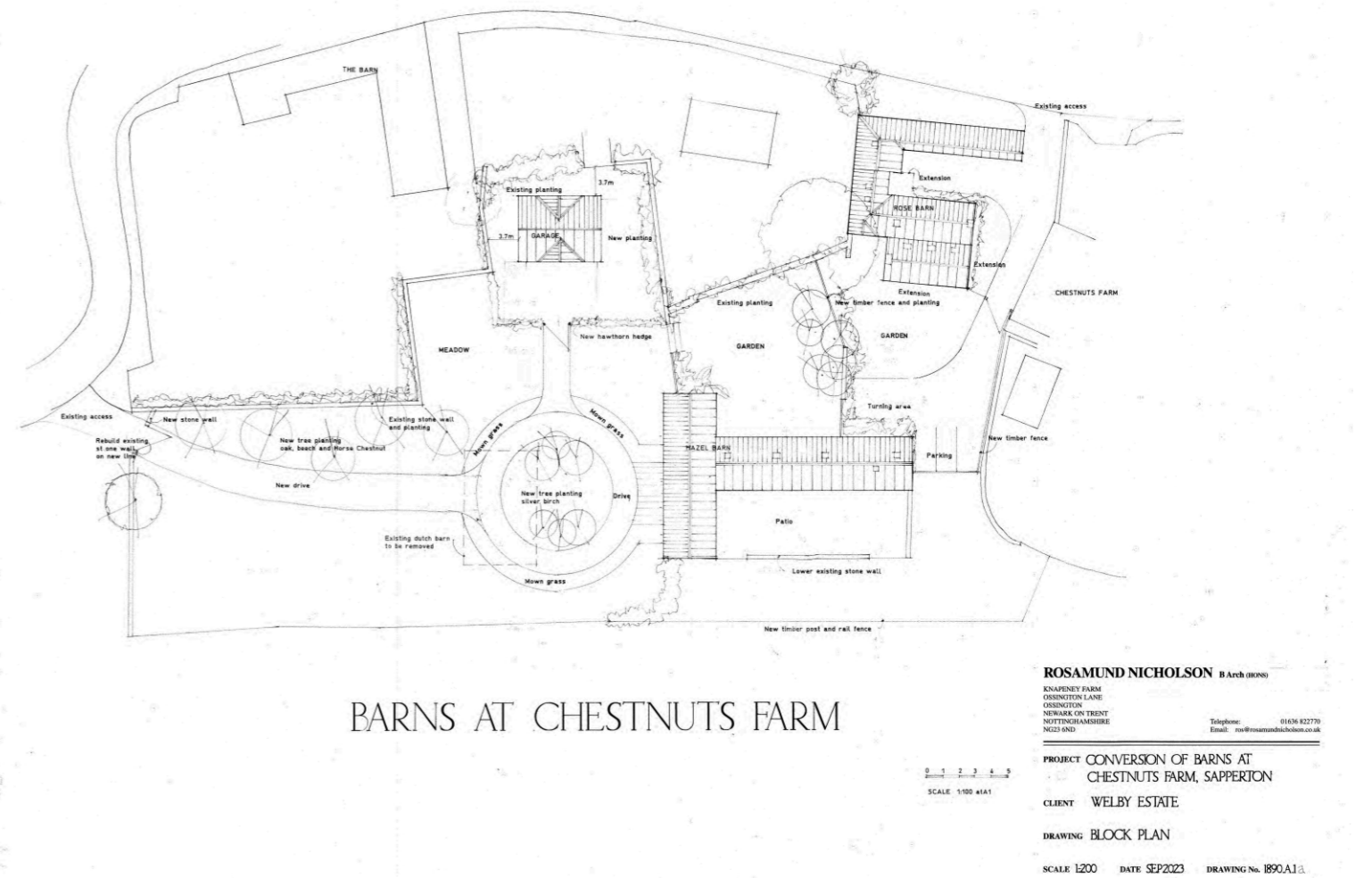
Freehold Residential Development Site
in a Delightful South West Lincolnshire Village



Chestnuts Farmyard is a traditional Lincolnshire farmstead forming the southern edge of the village and enjoying distant views over unspoilt countryside to the south. The property extends to approximately one acre and benefits from planning permission for the conversion of two substantial stone barns to form individual homes of circa 2,000 and 4,000 square feet including a triple garage and office. A rare opportunity to create an imaginative development in a rural position.

Sapperton is a small and rural village with the 12th century church of St. Nicholas at its heart. The village is situated amidst rolling countryside and caters well for walking and riding with village lanes linking to footpaths and bridleways. The area is framed by the A15 to the east, the A52 to the north and A1 to the west giving access to the market towns of Grantham, Sleaford and Bourne, each with its own Grammar School. Grantham also gives access to the East Coast Mainline with trains to London Kings Cross and a journey time from around 70 minutes. The neighbouring village of Ropsley has a popular primary school and public house/restaurant.

- Rose Barn and Hazel Barn each with separate access
- Site Area of One Acre
- Envious Village Position
- Distant Views to the South Over Open Country
- Full Planning Permission
- Consent For Garage Block and Office
- Rare Opportunity



Planning Permission

Full Planning Permission (application no. S24/0413) was granted by South Kesteven District Council on 23rd July 2024 for the conversion and extension of the barns to form two individual detached dwellings, the development to commence before three years of the date of consent.

Services

Mains electricity and water are available for connection. Drainage will be to new sewage treatment plants to be installed by the purchaser. The purchaser will also be required to install a similar system for the benefit of the neighbouring Chestnuts Farmhouse.

Covenants

Development is restricted to two dwellings. The sale is subject to standard estate covenants to protect the setting of Chestnut Farmhouse and neighbouring properties. The vendors reserves the right for drainage along the eastern drive. The purchaser will be responsible for erecting a new fence along the southern boundary of a specification to be provided.

Viewing

By appointment only through Newton Fallowell. Purchasers view the site at their own risk and no responsibility can be accepted for any injury however caused. Suitable clothing boots and hard hats to be worn.
Postcode NG34 0TB. What3Words: wiping.gazes.enigma

Dimensions and Plans

The Plans included in these particulars are for identification purposes only. Any dimensions and areas have been scaled from the architects plans and are estimates only. All details should be checked on site by interested parties.

Agents Note

The roof coverings of Hazel Barn and the existing Dutch barn have been treated as fibre cement asbestos. Although these particulars are thought to be materially correct their accuracy is not guaranteed and they do not form part of any contract.

Photographs

The images were taken in July 2025

Solicitors

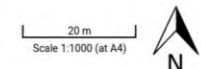
Chattertons, 9 Broad Street, Stamford, Lincolnshire PE9 1PY.
Telephone 01780 764145

Local Authority

South Kesteven District Council, St Catherine's Road, Grantham
Lincolnshire NG31 6TT. Telephone 01476 406080



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