



Not to scale - identification purposes only

**Black Barn, Settings Farm, Pilton Road**  
North Luffenham, LE15 9PD

**Price Guide £700,000**

Richardson

# Black Barn, Settings Farm, Pilton Road

North Luffenham, LE15 9PD



A building plot extending to approximately 2.1 acres with Full Planning Permission for a substantial detached home extending to approximately 4,488 sqft (externally.)

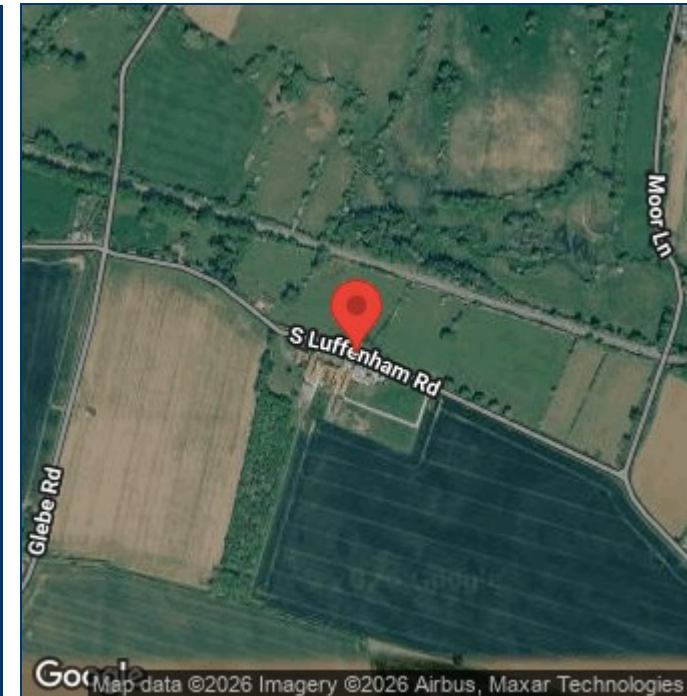
## Location

Located in a semi rural location with its own private driveway passing through its land The Black Barn is positioned adjacent open farmland with easy access to the villages of North & South Luffenham and the market towns of Stamford, Uppingham and the County town of Rutland Oakham. Also close at hand is Rutland Water with all the leisure facilities that has to offer.

## Planning

Full Planning Permission subject to conditions was granted by Rutland County Council under planning reference 2024/1420/FUL dated 16th October 2025 for Demolition of an agricultural building and erection of dwelling. This follows an original Q class planning permission (Planning Reference 2024/0917/PAD) for conversion of the existing agricultural building and planning permission for installation of new access gate and creation of new access point (Planning Reference 2022/1094/FUL) Full details of Planning is available from Rutland County Planning Portal. Any interested parties will be deemed to have inspected and have full knowledge of the planning.

## Area Map



## Proposed Elevations



### Proposed build

The proposed dwelling is in an elevated position with open views to the east over its own paddock area and to the south over open farmland. The new barn style home offers a flexible internal layout with proposed annex area to the ground floor, future proofing for the owners or ideal for those that have, or are likely to have, a dependant in the future. The proposed layout to the ground floor is a reception hall, open plan annex area with bedroom and ensuite. There is a sitting room, coats area and cloakroom, open plan kitchen living and dining area. To the first floor there are 4 double bedrooms, 2 with ensuite and the family bathroom. In all approximately 4488 sqft (externally)



### Services

The ducting for connection to Mains Electricity and Mains Water are in place to Pilton Road. The purchaser will be responsible for the cost of actual pipework and connection to these services. Sewerage will be by a treatment plant installed by the purchaser.

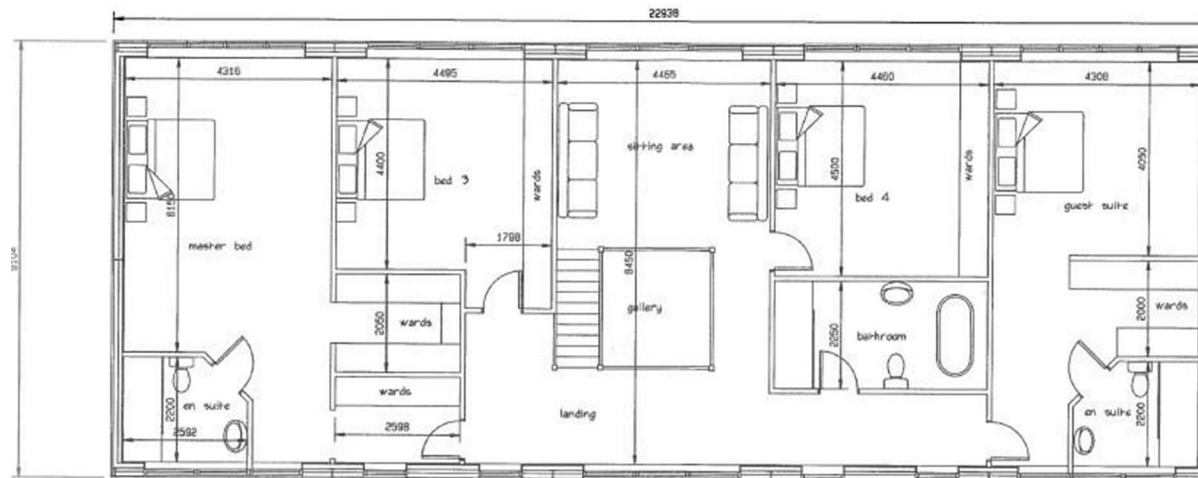
### Tenure

Freehold

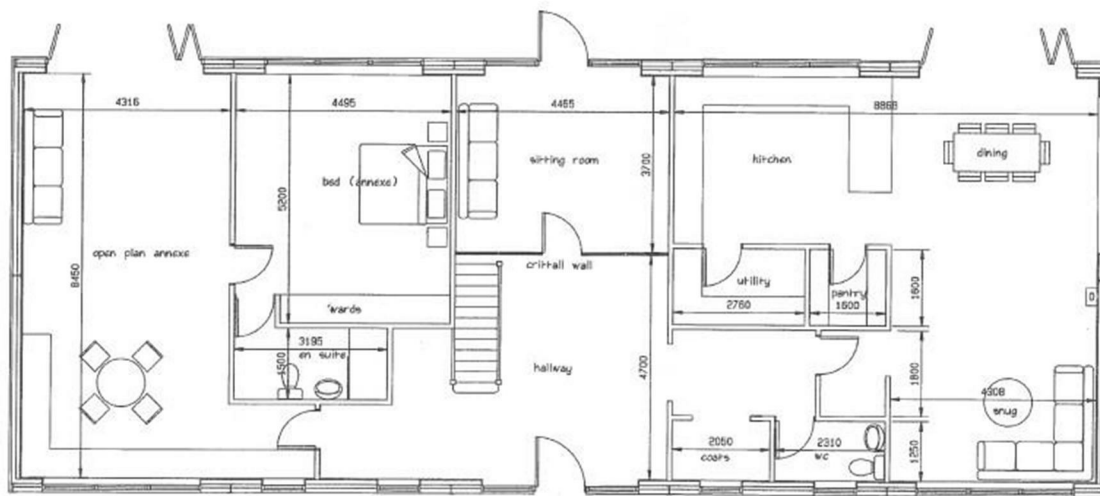
### Viewing

By telephone appointment with Richardson.  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)

## Proposed Floor Plans



Proposed First Floor Plan 1:50



Proposed Ground Floor Plan 1:50

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# Richardson

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