

Barn for Conversion, Sutton Road, Beckingham, Lincoln, LN5 0RD

O.I.R.O £225,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Farm Building with 4.32 Acres
- Grass Paddock & Woodland
- Exciting Residential Conversion Opportunity
- Considerable Nature & Conservation Interest
- Planning Approval for One Dwelling
- Beautiful Nature Reserve & Pond
- Small Holding Potential
- Newark 6 Miles

An agricultural barn with planning permission granted for a dwelling, offered together with 4.32 acres of land. The building stands with a grass field and well established woodland providing a wildlife haven.

The building is constructed circa 2006, is steel framed with cavity brick/block and Yorkshire boarded elevations under a profile roof. The internal floor space is approximately 75 sq.m (810 sq.ft) providing potential for open plan kitchen/living space, two bedrooms and a bathroom.

The property is situated on the outskirts of Beckingham village, approximately 6 miles east of Newark with convenient access to the A17 trunk road. The location is convenient for commuting to Lincoln, Sleaford and Grantham. There are access points to the A1 trunk road at the A17 junction east of Newark. Newark is on the main East Coast railway line with rail services to London King's Cross and journey times of just over 75 minutes.

Beckingham is within the Lincolnshire catchment area for schools.

TOWN & COUNTRY PLANNING

Planning permission is granted by North Kesteven District Council under reference 26/0754/PNND under Class Q of the Town & Country Planning (General Permitted Development) order for prior approval for change of use from 1 No agricultural barn to 1 No dwelling (C3).

The conditional consent states:
1) the development must be completed no later than 3 years from the date of decision, 4th September 2026.
2) the development shall be constructed entirely in the materials shown on the drawings submitted.
3) a scheme to deal with any contamination of land or pollution is to be approved by the local planning authority.
4) no external alterations, no extensions, garages or outbuildings are permitted.

Applicants are strongly recommended to view the planning details on the North Kesteven District Council planning website (https://www.n-kesteven.gov.uk/planning-building/planning/planning-applications/view-application) and carefully consider the detailed conditions.

SERVICES

Mains water is understood to be available. There is no electricity connected. We understand no mains drainage connection is available and a compliant sewerage treatment plant will be required.

TENURE

The property is freehold. Vacant possession on completion.

VIEWING

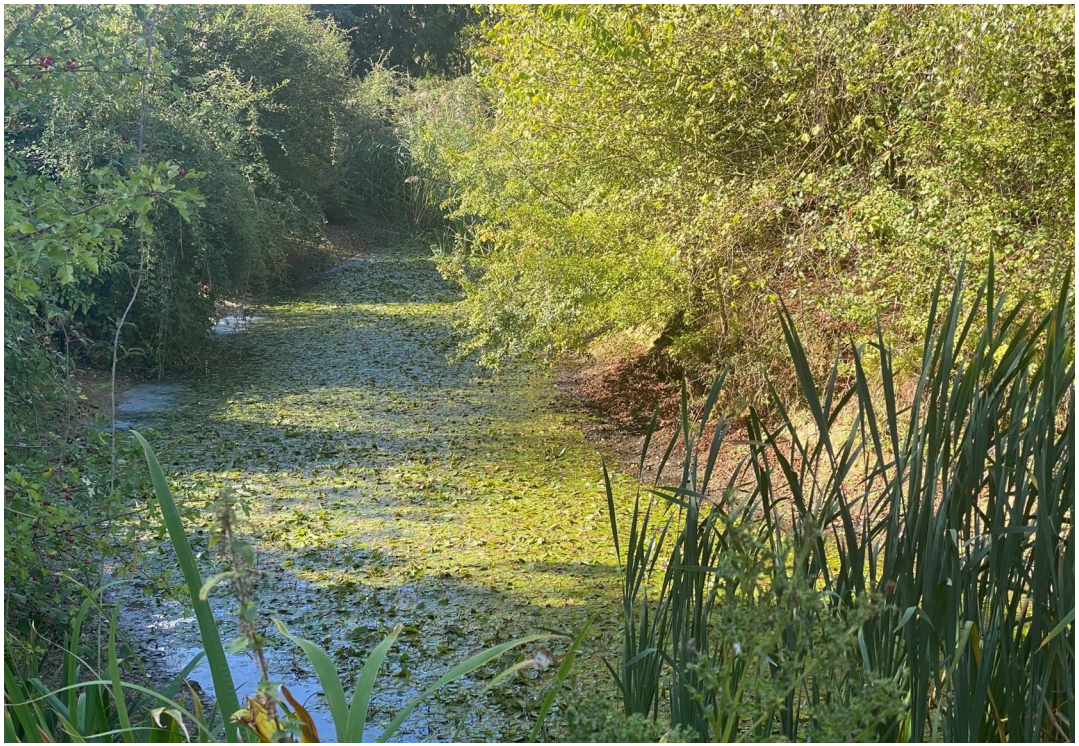
Strictly by appointment with the selling agents. The site is secure and access is not permitted other than by prior appointment.

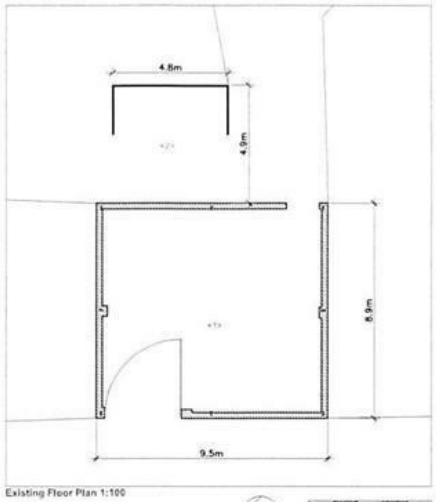








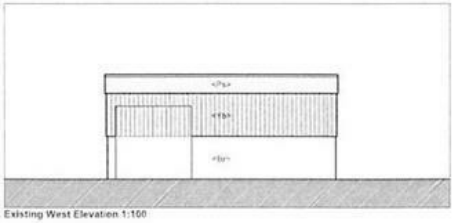




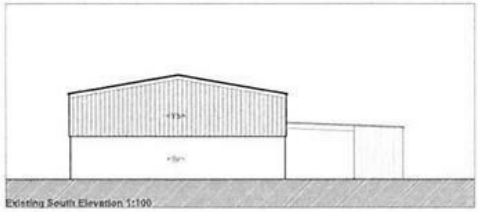
Existing Floor Plan 1:100

LEGEND (Existing Plan)

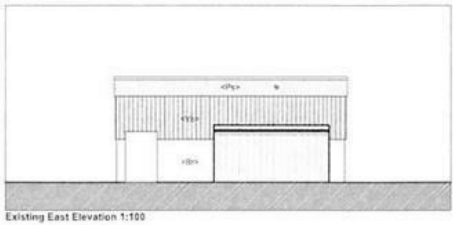
<1> Barn
<2> Lean-to Store



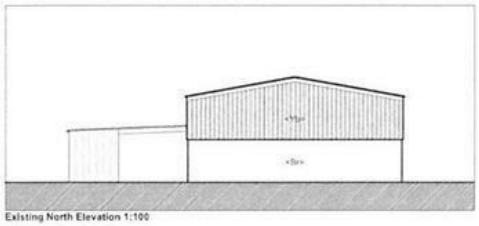
Existing West Elevation 1:100



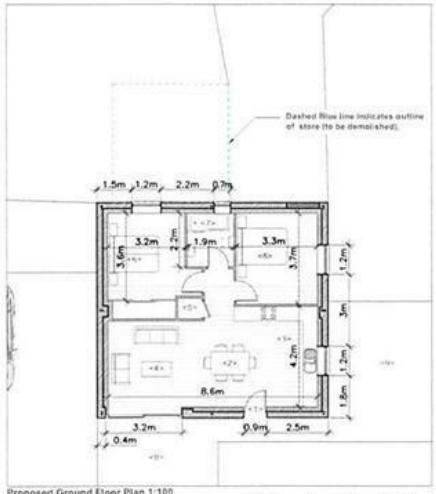
Existing South Elevation 1:100



Existing East Elevation 1:100



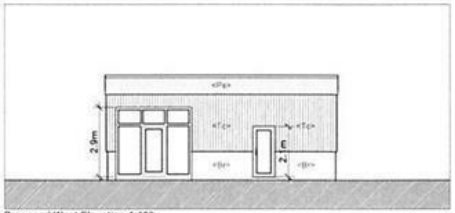
Existing North Elevation 1:100



Proposed Ground Floor Plan 1:100

LEGEND (Proposed Plan)

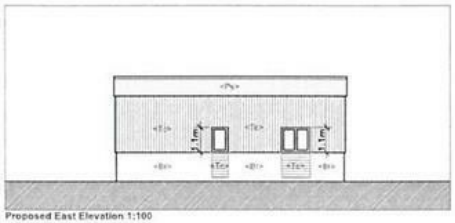
<1> Entrance
<2> Dining
<3> Kitchen
<4> Living
<5> Cupboard/ Store
<6> Double Bedroom
<7> Bathroom
<8> Double Bedroom
<9> Patio/ Paving



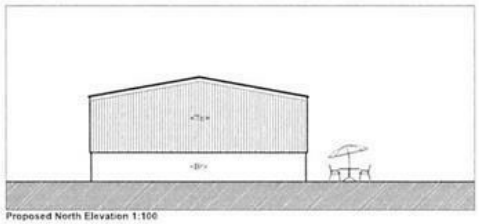
Proposed West Elevation 1:100



Proposed South Elevation 1:100



Proposed East Elevation 1:100



Proposed North Elevation 1:100

Notes

LEGEND (Materials)

<Y> Yorkshire Boarding
<Tc> Timber Cladding

 Brick (as existing)
<Ps> Profiled Sheeting

Rev	Description	Date	By	Chk

For Information

Barn on Sutton Road, Beckingham

Conversion of Agricultural Barn to 1 x Dwelling

guyforman
ARCHITECT & PLANNERS
The Old Mill - Chapel Hill - Lincolnshire - LN4 4QB
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Existing/ Proposed Plans & Elevations

Scale	Date	Drawn	Checked
1:100 @ A1	31/05/26	DW	GF

Drawing No.	Rev.
2535-SPE-EP-01	-

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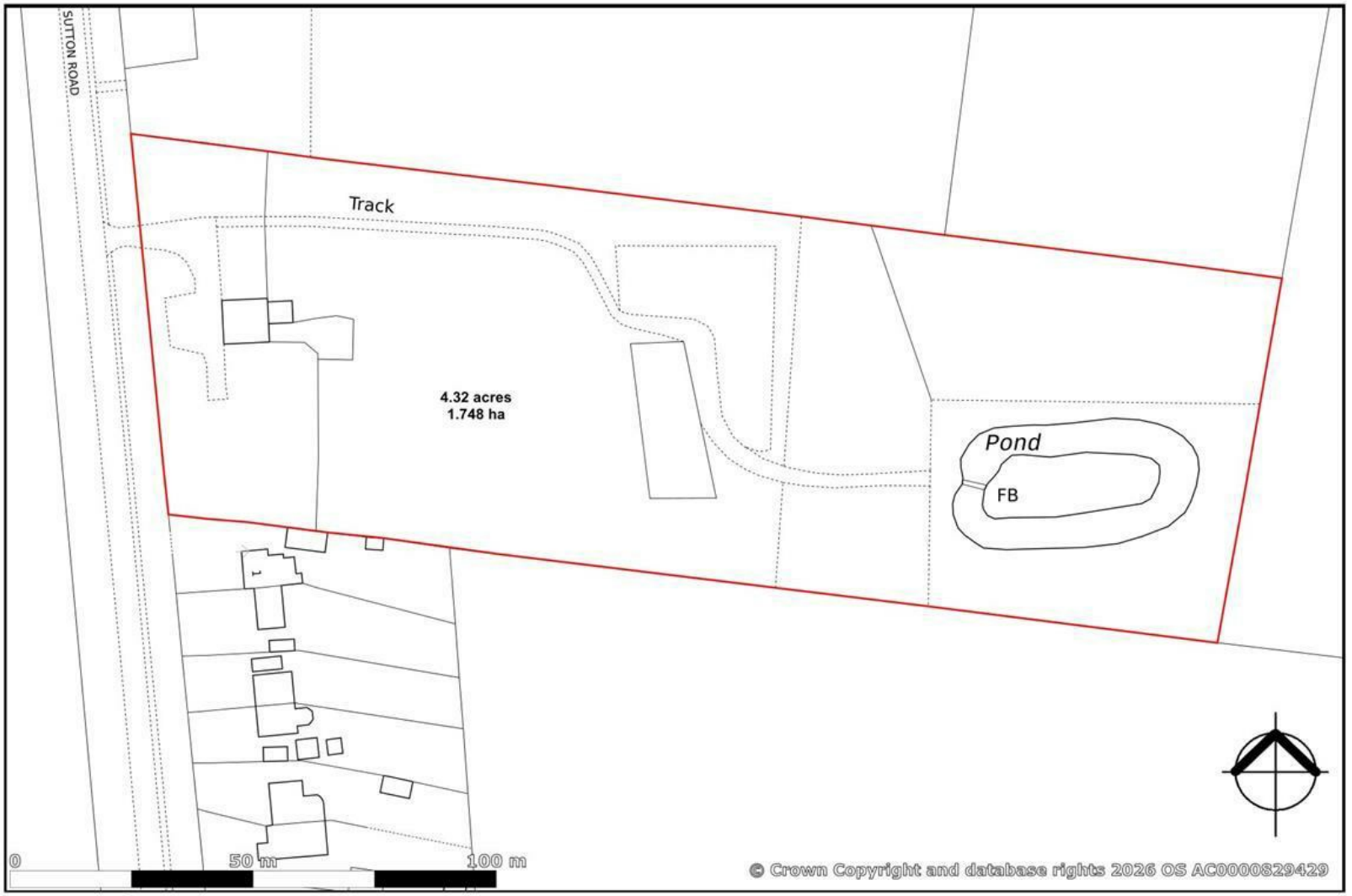

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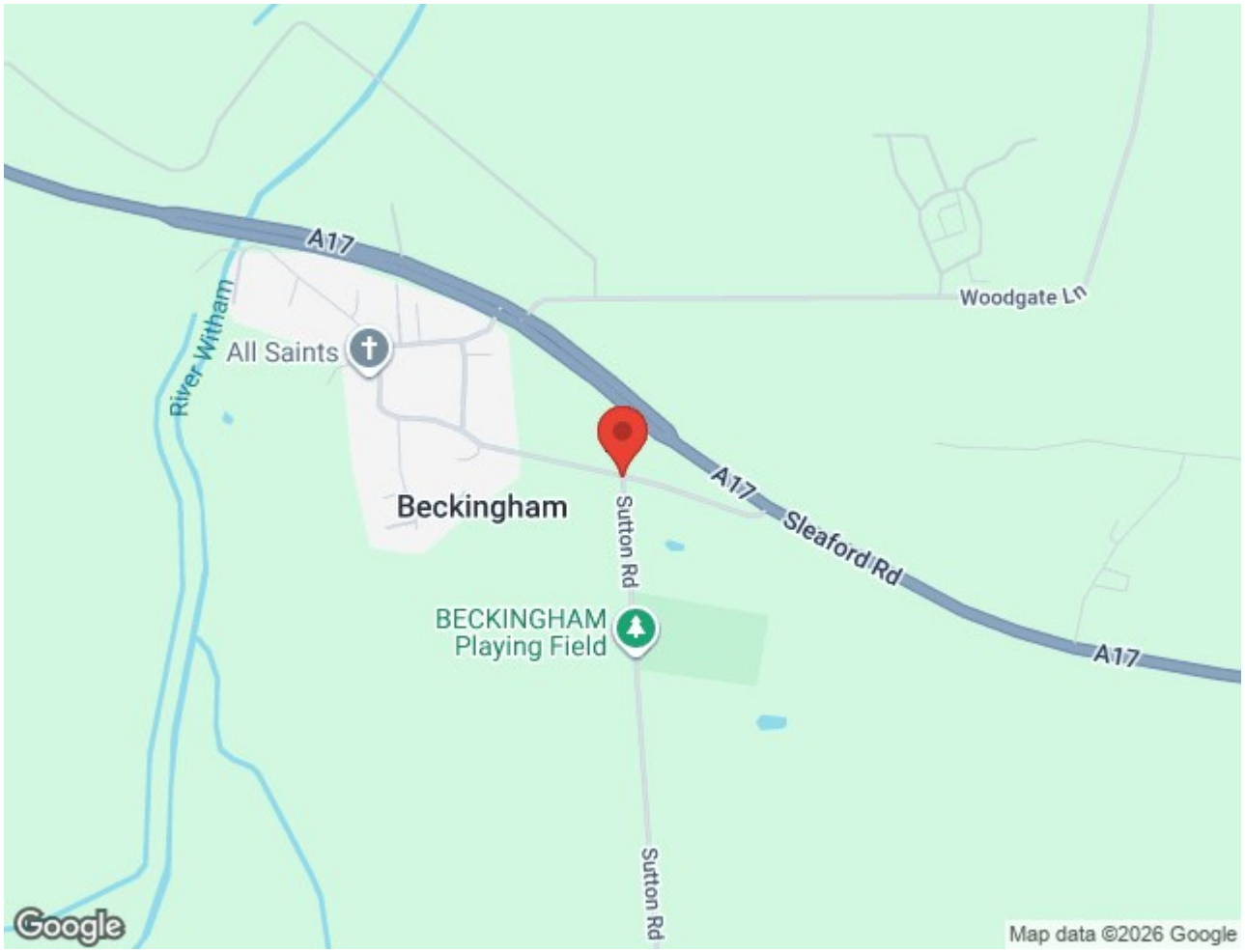
Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



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RICS
The Property Ombudsman

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