



Land rear of White House Farm
Fenton



Land to rear of White House Farm, Ramper Lane, Fenton, LN1 2EW

A fantastic development opportunity extending to approximately 1.91 acres, situated along a quiet lane on the edge of the popular village of Fenton and enjoying countryside views.

The site currently comprises a two-storey brick barn with full planning permission for conversion into a dwelling of some 222sqm with open fronted triple garage, together with two steel-framed agricultural sheds benefiting from planning consent for conversion into five further dwellings.



PLANNING PERMISSIONS

WL/2024/00390 – change of use from agricultural building into 1no dwelling. (Class Q) 09/10/2024.

WL/2025/01071 – change of use from 1no. agricultural building to 2no. dwelling houses (Class Q) 17/11/2025.

WL/2024/00956 – change of use from 1no. agricultural building to 3no. dwelling houses (Class Q) 20/01/2025.

PROPOSED ACCOMMODATION

Unit 1 – 97m2. Ground Floor, open plan living kitchen dining room and WC. First Floor – master bedroom with en-suite, two further bedrooms and bathroom.

Unit 2 – 100 m2. Ground Floor, open plan living kitchen dining room, WC. First Floor – master bedroom with en-suite, two further bedrooms and bathroom.

Unit 3 – 210m2. Ground Floor, Kitchen, Dining Space, Living room, Utility, WC. First Floor – Four bedrooms, two en-suites, Bathroom.

Unit 4 – 139m2. Single storey semi-detached dwelling consisting of an open-plan kitchen/lounge dining space, utility, WC, master bedroom with en-suite, two further bedrooms and bathroom.

Unit 5 – 139m2. Single storey semi-detached dwelling consisting of an open-plan kitchen/lounge dining space, utility, WC, master bedroom with en-suite, two further bedrooms and bathroom.

Two Storey Brick Barn Conversion – 222m2

Ground Floor – Open plan kitchen/dining space, lounge, home cinema room, utility/boot room, WC and home office.

First Floor – Two bedrooms with en-suite, two further bedrooms and bathroom.

Outside there is a open storey barn with parking for 3 vehicles.

LOCAL AUTHORITY
West Lindsey District Council

TENURE & POSSESSION
Freehold and for sale by private treaty.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
01522 504304
lincolnresidential@brown-co.com



2 - WL/2025/01071

change of use from 1no. agricultural building
to 2no. dwelling houses (Class Q)

1 - WL/2024/00390

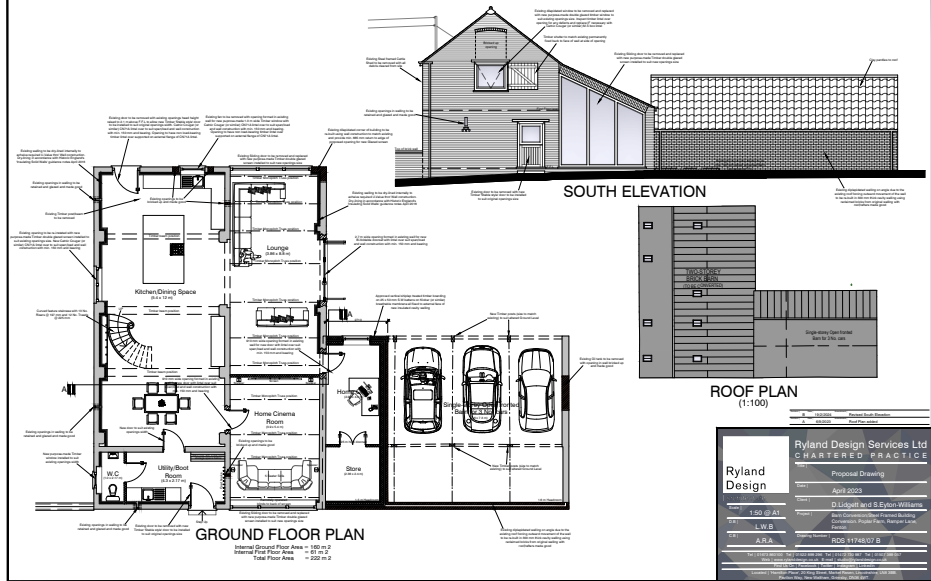
change of use from agricultural building
into 1no dwelling. (Class Q)

3 - WL/2024/00956

change of use from 1no. agricultural building
to 3no. dwelling houses (Class Q)

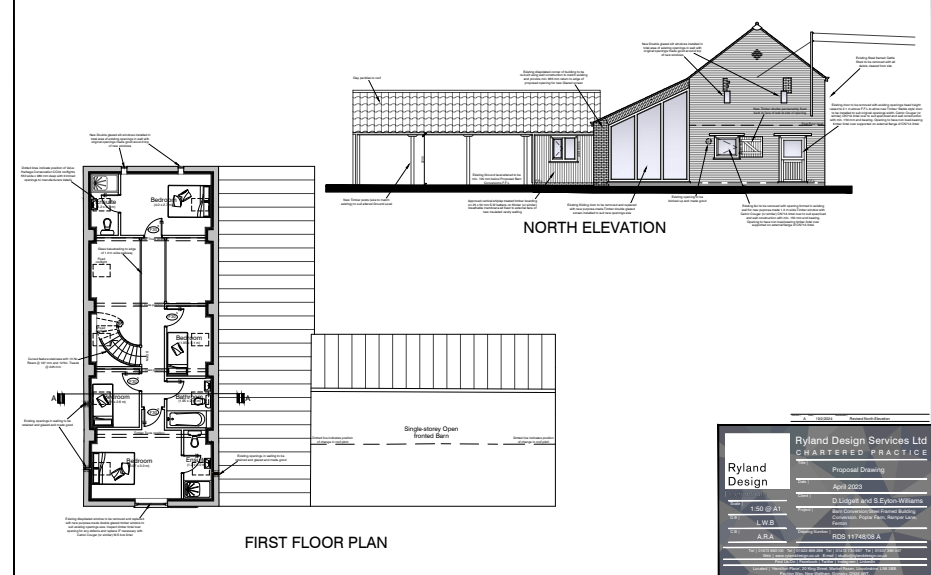
Barn Conversion/Steel Framed Building Conversion|Poplar Farm|Ramper Lane|Fenton

Proposal Drawing



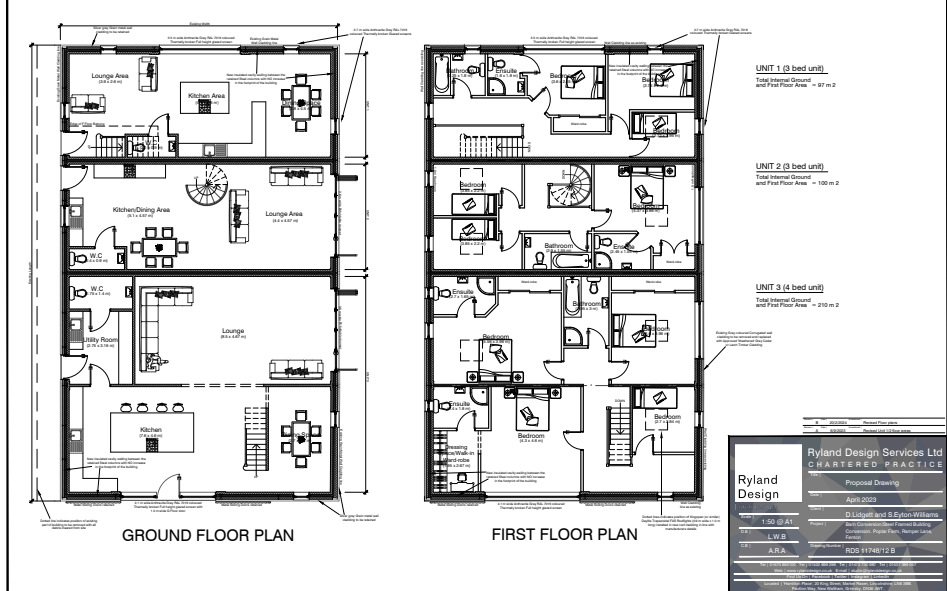
Barn Conversion/Steel Framed Building Conversion|Poplar Farm|Ramper Lane|Fenton

Proposal Drawing



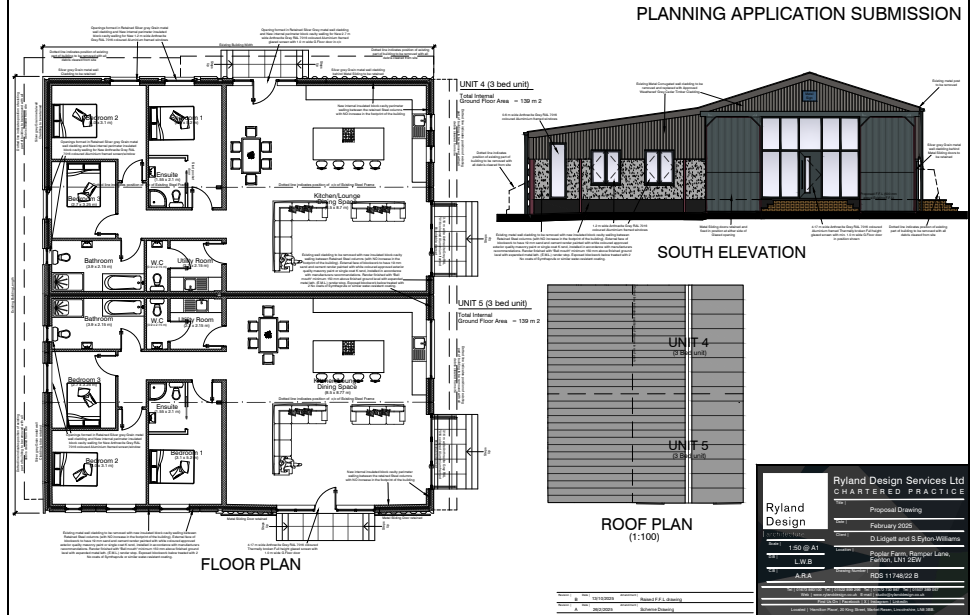
Barn Conversion/Steel Framed Building Conversion|Poplar Farm|Ramper Lane|Fenton

Proposal Drawing



Steel Framed Building Conversion|Poplar Farm|Ramper Lane|Fenton|LN1 2EW

Proposal Drawing





Ryland Design

Architecture

Scale | 1:200 @ A1

D.B |

Ryland Design Services Ltd

CHARTERED PRACTICE

Title | Proposal Site Plan Drawing

Date | February 2025

Client | D.Lidgett and S.Eyton-Williams

Location | Poplar Farm, Ramper Lane, Lincoln LN1 2BN

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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