



**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.

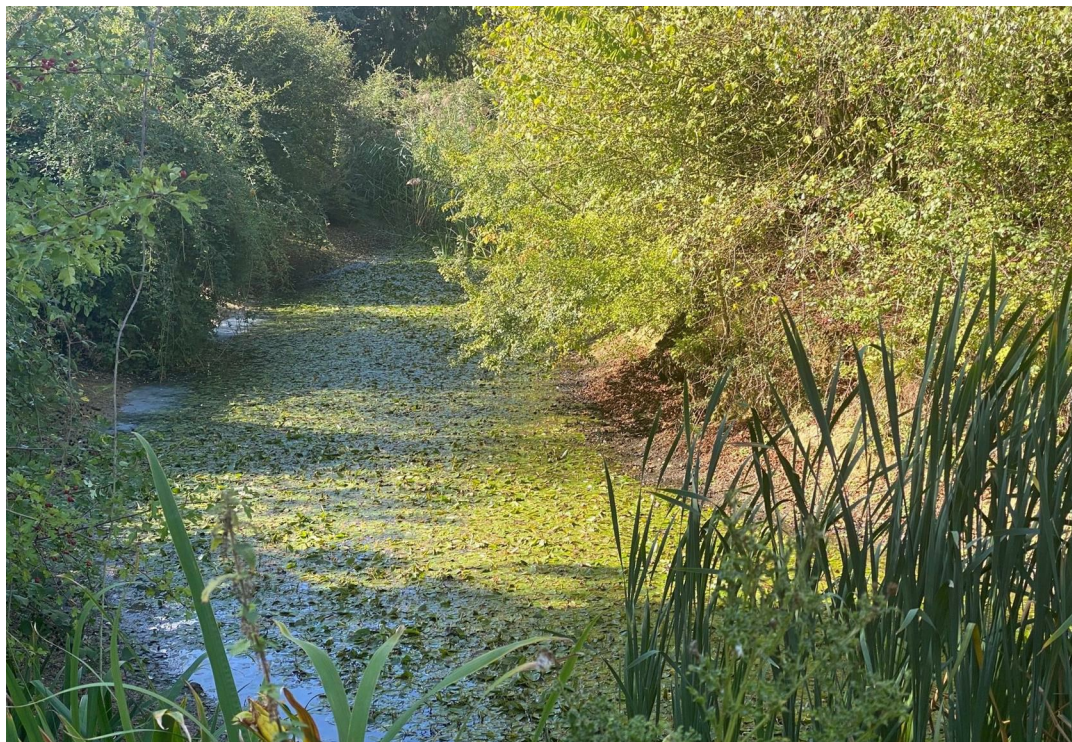
TENURE

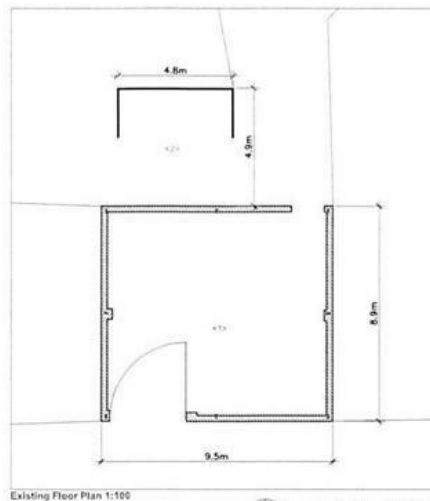
The property is freehold. Vacant possession on completion.

VIEWING

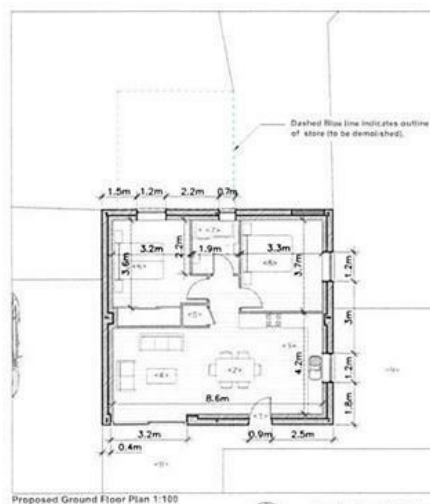
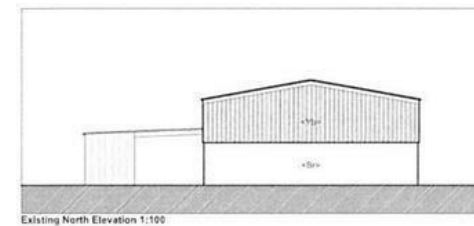
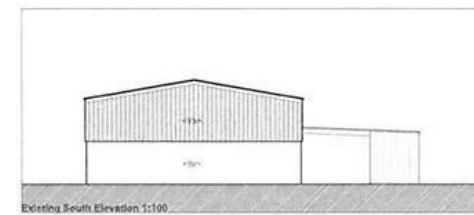
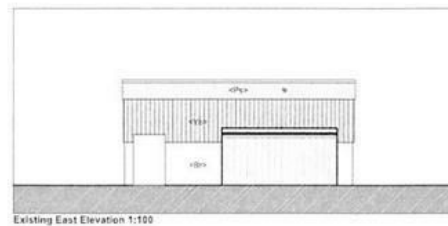
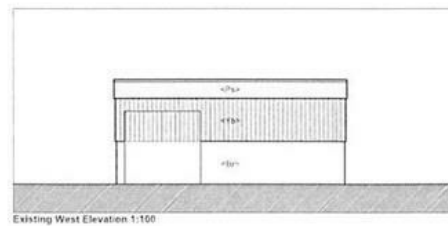
Strictly by appointment with the selling agents. The site is secure and access is not permitted other than by prior appointment.



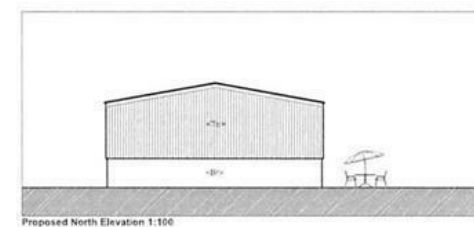
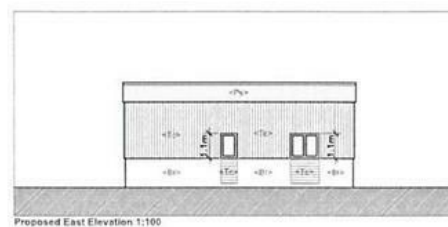
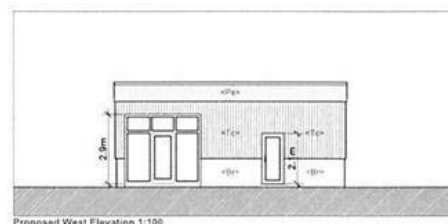




LEGEND (Existing Plan)
 +1x Base
 +2x Existing Store



LEGEND (Proposed Plan)
 +1x Entrance
 +2x Dining
 +3x Kitchen
 +4x Living
 +5x Cupboard/Store
 +6x Double Bedroom
 +7x Bathroom
 +8x Double Bedroom
 +9x Paved Parking



Notes

1. All dimensions are in metres unless otherwise stated.

2. The client is responsible for obtaining all necessary planning and building regulations consent for the proposed works.

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LEGEND (Materials)

+1x Yorkshire Bricks

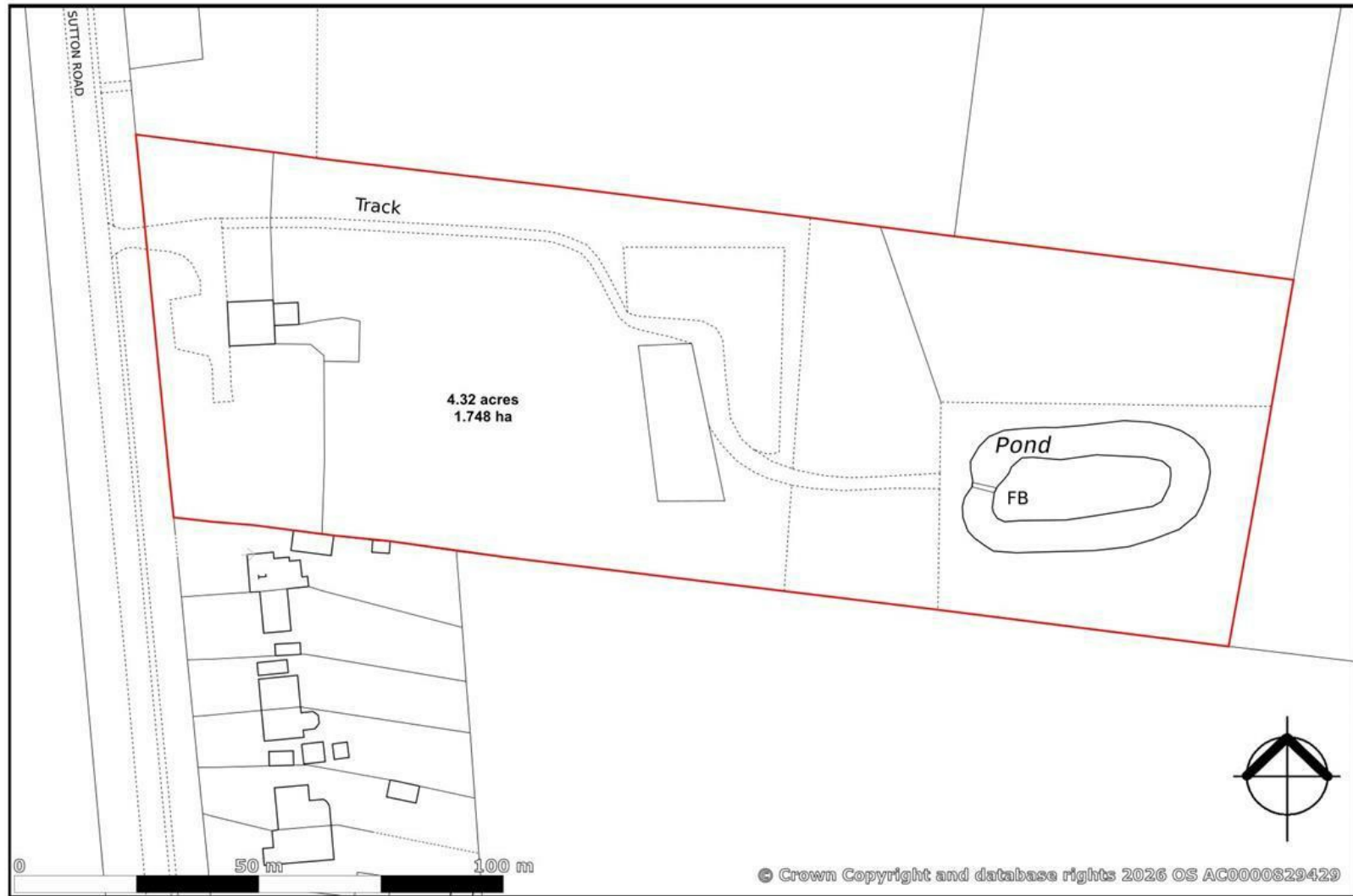
+2x Timber Cladding

+3x Brick Linen

+4x Paved Slabs

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 - Lutterworth - LE15 4JH 01535 524141							
Existing/ Proposed Plans & Elevations							
Scale	1:100 @ A1	Date	31/05/25	Drawn	DW	Checked	GF
Drawing No.	2535-SPE-EP-01				Rev	-	

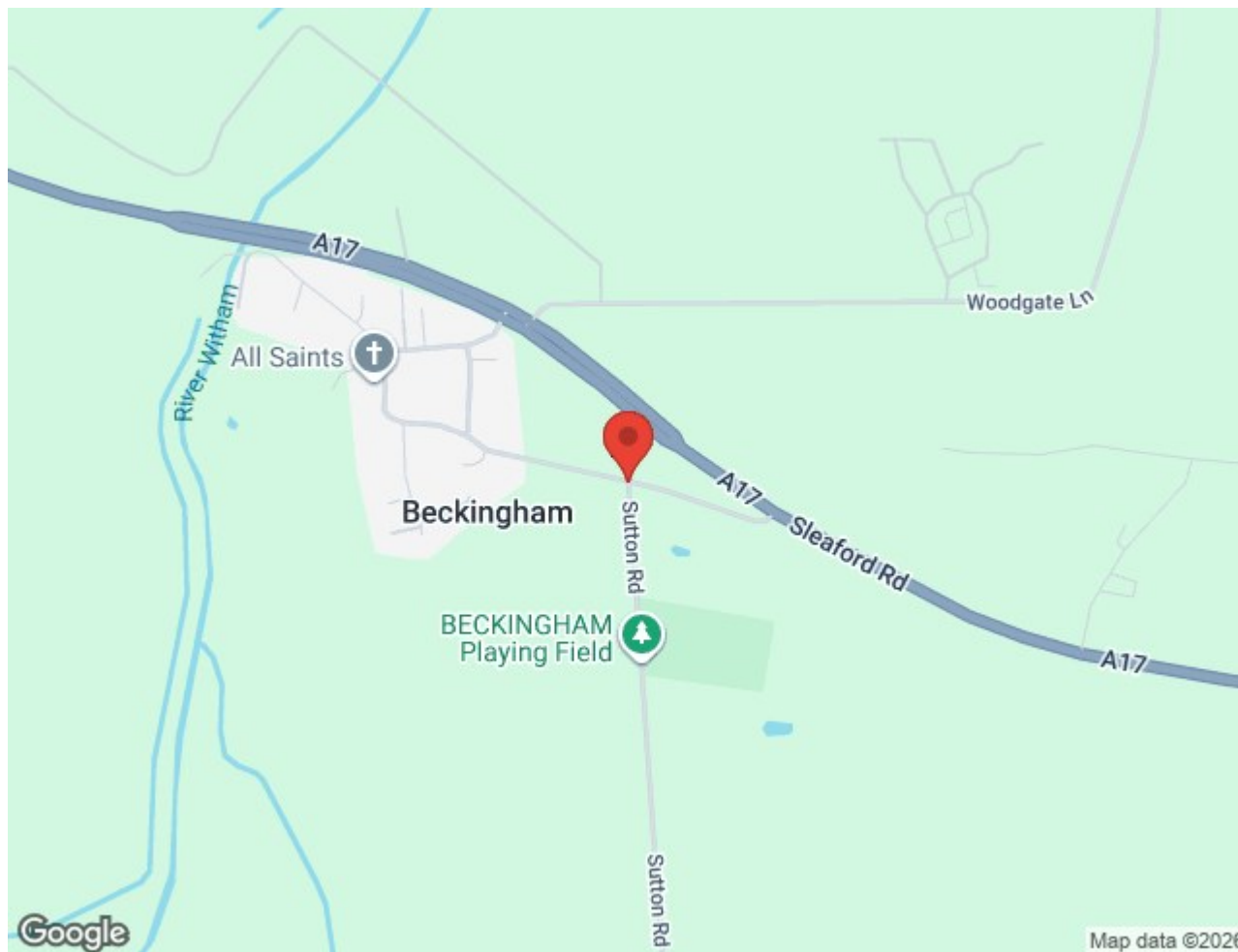
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Plotted Scale - 1:1,250

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



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