



Carlton Barn, Norton Disney Rd, Carlton le Moorland, LN5 9JB **Guide Price: £175,000 (£900 + VAT Buyers Fee)**

Description

A genuine rare opportunity to acquire a development project in a wonderful rural setting. The current property sits in around 1.51 acres and has been vacant for many years. It comprises three rooms to the ground floor and three rooms to the first floor. It did however previously have a side extension and a range of barns to the rear as per the historic photograph provided by the seller so there is clearly scope to extend or build a replacement dwelling as per our planning research below.

Town & Country Planning

We have conducted some research on the planning history of the site via the North Kesteven District Council website found the following information.

The site was initially refused planning for a replacement dwelling under application number 04/1570/FUL which was then granted on appeal via application number APP/R250/A/05/1174483 in 2006. A further application to discharge conditions 2 (Materials), 3 (Boundary Treatment), 4 (Landscaping), 5 (Access details) and 7 (Nesting Birds) for approved application 04/1570/FUL for the erection of replacement dwelling was approved in March 2011. Interested parties are advised to make their own enquiries into the planning history by speaking with the NKDC planning team on 01529 414155 or planning@n-kesteven.gov.uk

Directions

The property lies in-between the villages of Norton Disney, Carlton Le Moorland and Bassingham. It can be found by following signs for Norton Disney from the A46. Continue through the village and turn right onto Norton Road and left onto Norton Disney Road where the property can be found on your left hand side. Please use the W3W reference below as the postcode is the nearest one available.

<https://what3words.com/simulator.variances.opens>

Services

We understand from the seller that mains water is available at the roadside, however interested parties are advised to make their own enquires into the cost and availability of services.

Tenure & Possession

Freehold with vacant possession.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

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