

MARTIN MASLIN

**BARN CONVERSION OPPORTUNITY
PLOT 7 MANOR FARMYARD
EAST END
KIRMINGTON
NORTH LINCOLNSHIRE
DN39 6YS**



A rare opportunity to undertake an exciting conversion of a characterful barn to create a wonderful, unique dwelling which will form part of a development scheme located in the heart of the popular village of Kirmington.

The permission already granted authorises the resulting residence to include: Reception Hall, Cloakroom, Study/Office, stunning Lounge with vaulted roof above, Dining Kitchen, Utility Room, two downstairs Bedrooms with adjacent bathroom and two first floor Bedrooms each with their own ensuite Shower Rooms. A double car port will adjoin the property and the rear views will be across undulating paddocks. A chance not to miss!

**Offers in the region:
£150,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

LOCATION

The site is positioned on the corner of East End and Post Office Lane in the village of Kirmington. The major conurbations of Grimsby, Scunthorpe and Hull are within easy driving distance and Humberside International Airport is only a couple of minutes away with the nearby A180/M180 interchange giving access to the country's motorway network.

THE EXISTING BARN

The existing structure dates from the 19th century and is formed by a combination of two storey and single storey buildings with construction being in rustic brick and pantile.

THE PROPOSED PROPERTY

Planning Permission for the conversion was approved in November 2021 as part of a wider permission to redevelop the site including other conversions and new builds. All documentation regarding the planning application and approval can be seen by visiting the North Lincolnshire planning website utilising application reference: PA/2019/2025 and later varied under PA/2022/1089. The overall development has commenced in accordance with the timescales determined by the planning approval. The Section 106 agreement referred to within the approval is the responsibility of the vendor. A layout plan relating to the conversion forms part of this brochure and clearly identifies the scale of accommodation which will be provided by the new dwelling. It will be the purchasers responsibility to obtain and meet the cost of Building Regulation approval. Please note the remainder of the site may not necessarily be developed in accordance with the current planning approval.

LOCAL PLANNING AUTHORITY

North Lincolnshire Council, Church Square House
30-40 High Street, Scunthorpe DN15 6NL. Tel: 01724 297000.

SERVICING AND INFRASTRUCTURE

The barn conversion opportunity is offered for sale with a private shared road laid, foul water connection available for agreed drainage strategy and service media, pipes, ducting etc for provision of water, BT and electric. Surface water disposal will be by way of soakaways as per agreed drainage strategy. Cost of all utility connections will be borne by the purchaser.

TENURE

The property is Freehold subject to solicitors verification.



THE EXISTING BARN



THE EXISTING BARN



THE EXISTING BARN



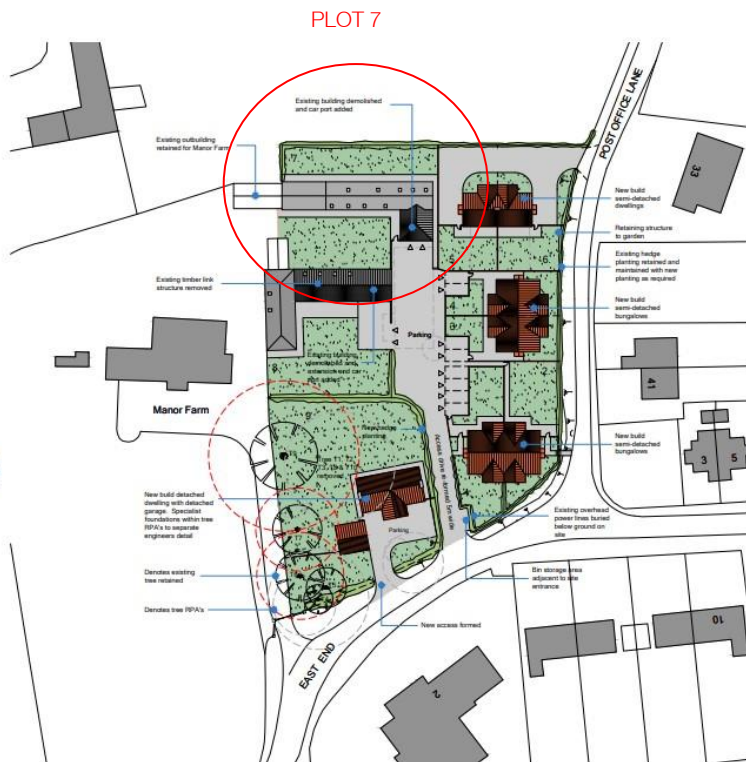
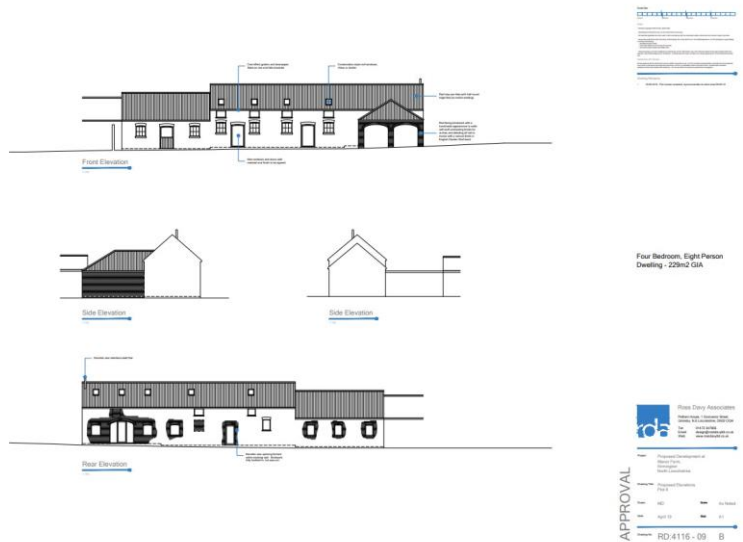
THE EXISTING BARN

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light support, drainage, water and electricity and all other rights and obligations, easements, quasi easement, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not. The property will be sold with such necessary rights and reservations to facilitate the development of the property itself and other neighbouring development properties.

VIEWING

By arrangement through the agents on Grimsby 311000. A walkthrough video tour with commentary will be available to view on Rightmove and the Martin Maslin website. PLEASE NOTE VISITORS TO THE SITE DO SO AT THEIR OWN RISK AND SHOULD TAKE GREAT CARE WHEN VIEWING THE BARN AND ITS GROUNDS.



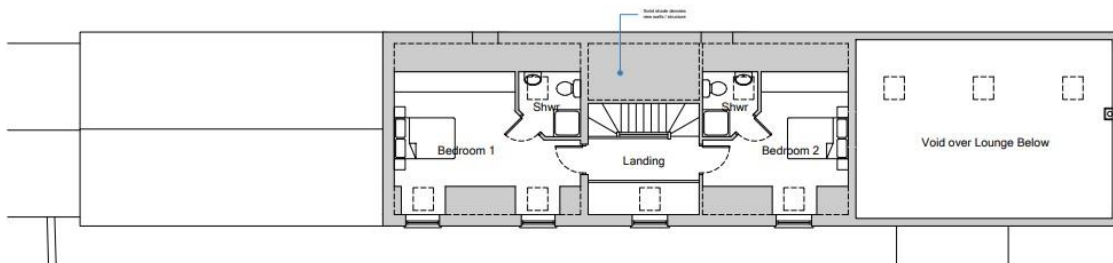
Scale Bar
0m 5m 10m 15m 20m

Notes
Drawing made for Plot 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

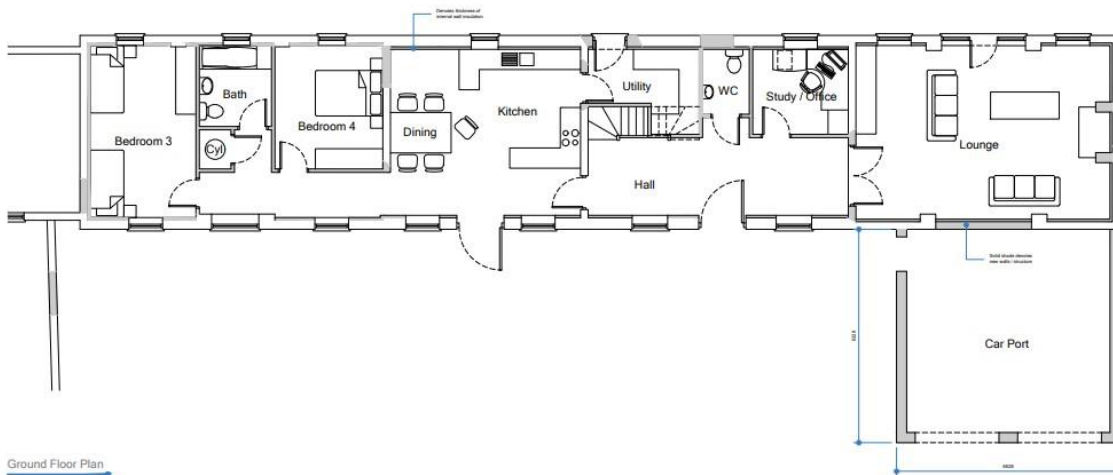
Ross Davy Associates
Pulham House, 1 Grosvenor Street,
Grimsby, N.E. Lincolnshire, DN32 0QH
Tel: 01472 347966
Email: design@rossdavytd.co.uk
Web: www.rossdavytd.co.uk

Project: Proposed Development at Manor Farm, East End, Kirmington
Drawing Title: Proposed Site Plan
Drawn: MD Scale: As Noted
Date: April 19 Size: A2
Drawing No: RD:4116 - 12 D

APPROVAL



First Floor Plan



Ground Floor Plan

| Scale Bar | |
|-----------|-----|
| 0 | 10 |
| 0 | 20 |
| 0 | 30 |
| 0 | 40 |
| 0 | 50 |
| 0 | 60 |
| 0 | 70 |
| 0 | 80 |
| 0 | 90 |
| 0 | 100 |

Four Bedroom, Eight Person Dwelling - 229m² GIA

Ross Davy Associates
 105-107, The Arcade, North Lincolnshire
 Tel: 01472 347065
 Email: ross.davy@rossdavy.co.uk
 Web: www.rossdavy.co.uk

| APPROVAL | |
|-------------|---|
| Project | Proposed Development at Manor Farm, Wintlington, North Lincolnshire |
| Drawing No. | Floor Plans, Plan B |
| Date | MD: / / |
| By | April 19 |
| Scale | As Noted / A1 |
| Drawing No. | RD:4116 - 08 B |

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



24144



Martin Maslin Estate Agents
 4/6 Abbey Walk
 Grimsby
 North East Lincolnshire
 DN31 1NB
 T: 01472 311000 F: 01472 340200
 E: office@martinmaslinestateagents.co.uk
 www.martinmaslinestateagents.co.uk