

**BARN
CONVERSION**



Artist's Impression

**BARN CONVERSION
WILDSWORTH, GAINSBOROUGH, LINCOLNSHIRE
FOR SALE WITH FULL PLANNING FOR RESIDENTIAL USE**



RESIDENTIAL BARN CONVERSION

WILDSWORTH, GAINSBOROUGH LINCOLNSHIRE

Introduction

A rare and exciting opportunity to convert your very own brick-built traditional Lincolnshire barn in a peaceful rural location in the desirable Trent-side village of Wildsworth. Approved plans drawn are for approx 1,722 square feet of internal floor area, the plot extends to around 0.37 acre with a picturesque outlook over the farmland and open fields.

Location

Wildsworth is a small village located within the West Lindsey District of Lincolnshire, situated on the east side of the River Trent. The site is accessed via East Ferry Road in the centre of the village. The village offers a peaceful environment due to its small size and low traffic flow.

Wildsworth is situated a suitable distance for commuting to Gainsborough and Scunthorpe and is approximately 13 miles from the link to the M180 and approximately 10 miles from the A159. The village also offers easy access to local towns including Gainsborough and its wealth of amenities including Marshalls Yard retail complex, supermarkets, leisure facilities, surgeries and schools including the highly regarded Queen Elizabeth High School.

Tenure & Possession

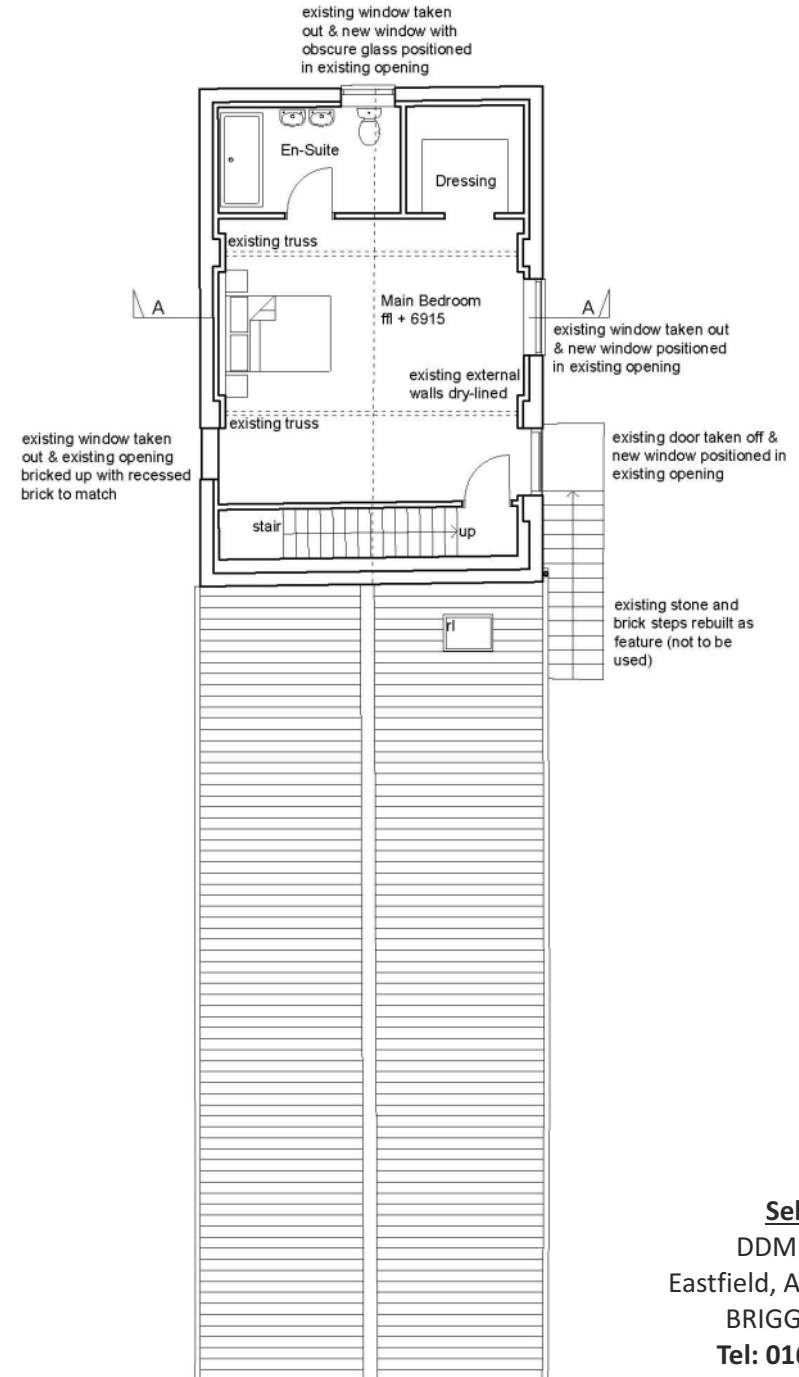
The land is offered for sale freehold with vacant possession upon completion.

Viewing

The property may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

Method of Sale

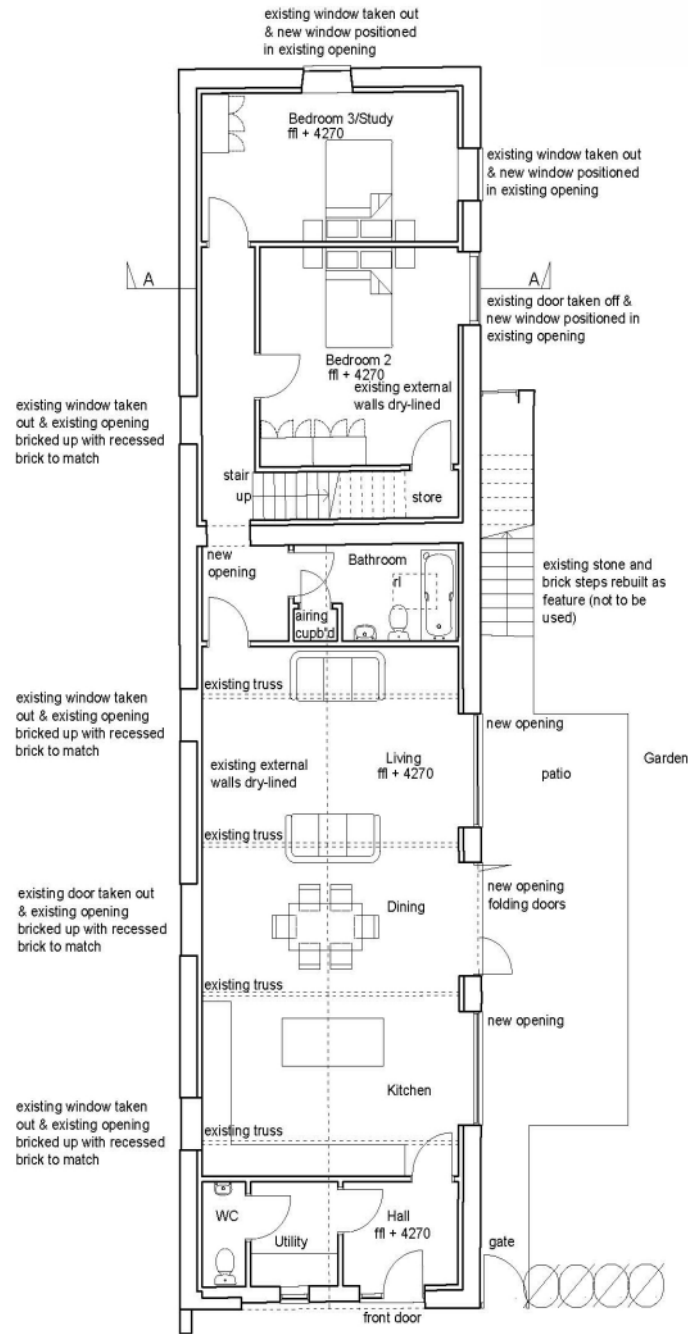
The property is offered for sale by Private Treaty (private negotiation). Interested parties are invited to speak to Tori Heaton of the Selling Agents on 07970 126304 or (01652) 653669 to discuss their interest.



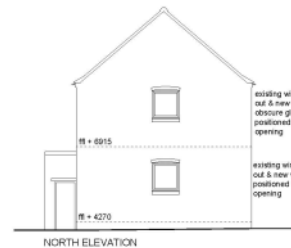
Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Tori Heaton

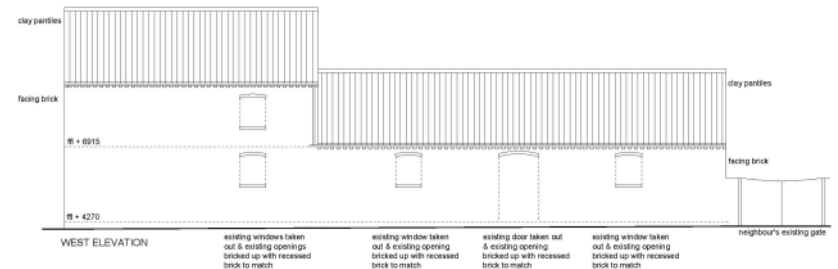
E-mail: tori.heaton@ddmagiculture.co.uk



GROUND FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION

Planning

The site received full planning consent on 26 July 2022 (Application Reference no. 144175), for the change of use of an agricultural barn to a single dwelling.

The consent was granted, subject to various conditions detailed in the decision notice, a copy of which can be downloaded from the West Lindsey District Council website, or available by e-mail from the Selling Agents, upon request.

Local Authority

Interested parties should make their own enquiries with West Lindsey District Council Planning Department. Telephone: 01427 676676, website: www.west-lindsey.gov.uk.

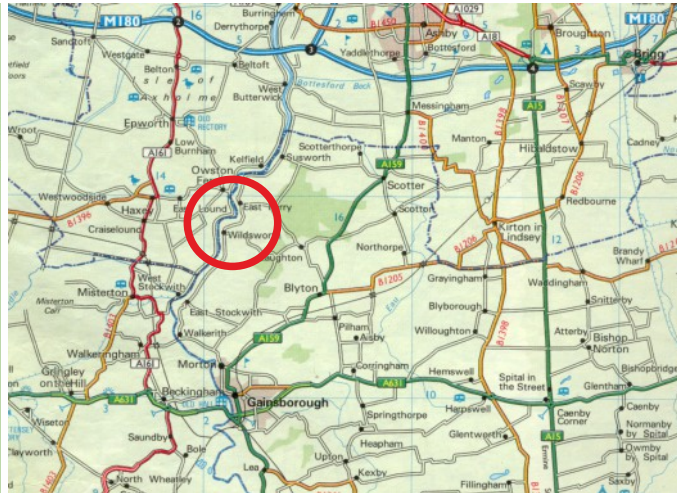
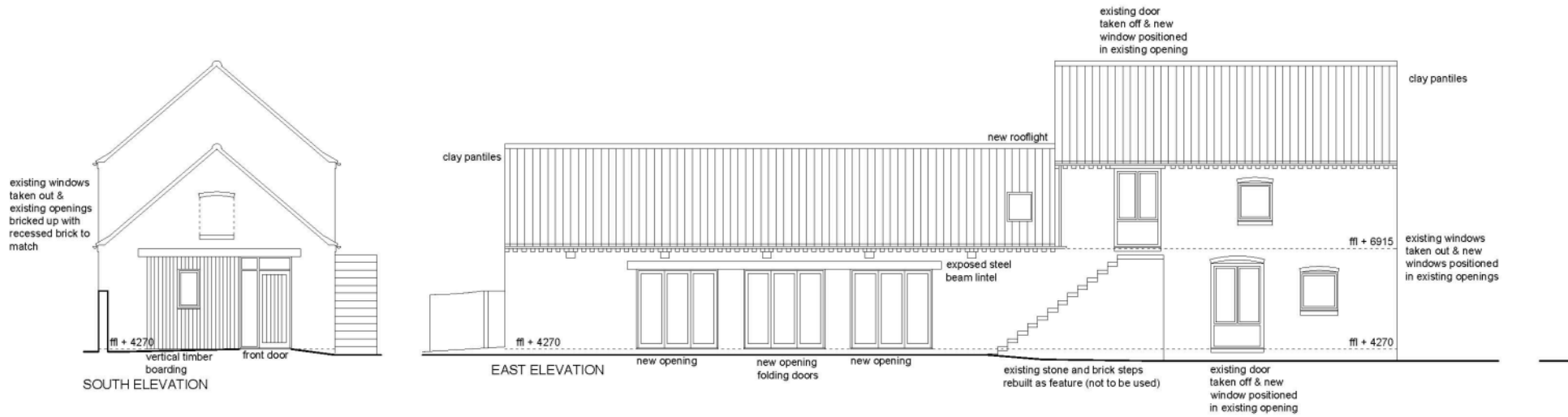
Services

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Easements, Wayleaves and Rights of Way

The property is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

BARN CONVERSION, WILDSWORTH, GAINSBOROUGH, LINCOLNSHIRE



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



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