



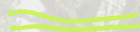
The Barns

Kinoulton Lane | Kinoulton | Nottinghamshire | NG12 3EQ

INTRODUCING

The Barns

*Kinoulton Lane, Kinoulton,
Nottinghamshire, NG12 3EQ*



Property at a glance

Planning Permission Granted for Conversion of Current
Agricultural Barn into Two, Two Bedroomed Residential
Dwellings

Rushcliffe Borough Council Reference: 26/00894/PAQ

Plot Extending to Approximately 3.71 Acres (1.51 hectares)

Area of Barn Footprint 2,400 sqft (223 sqm)

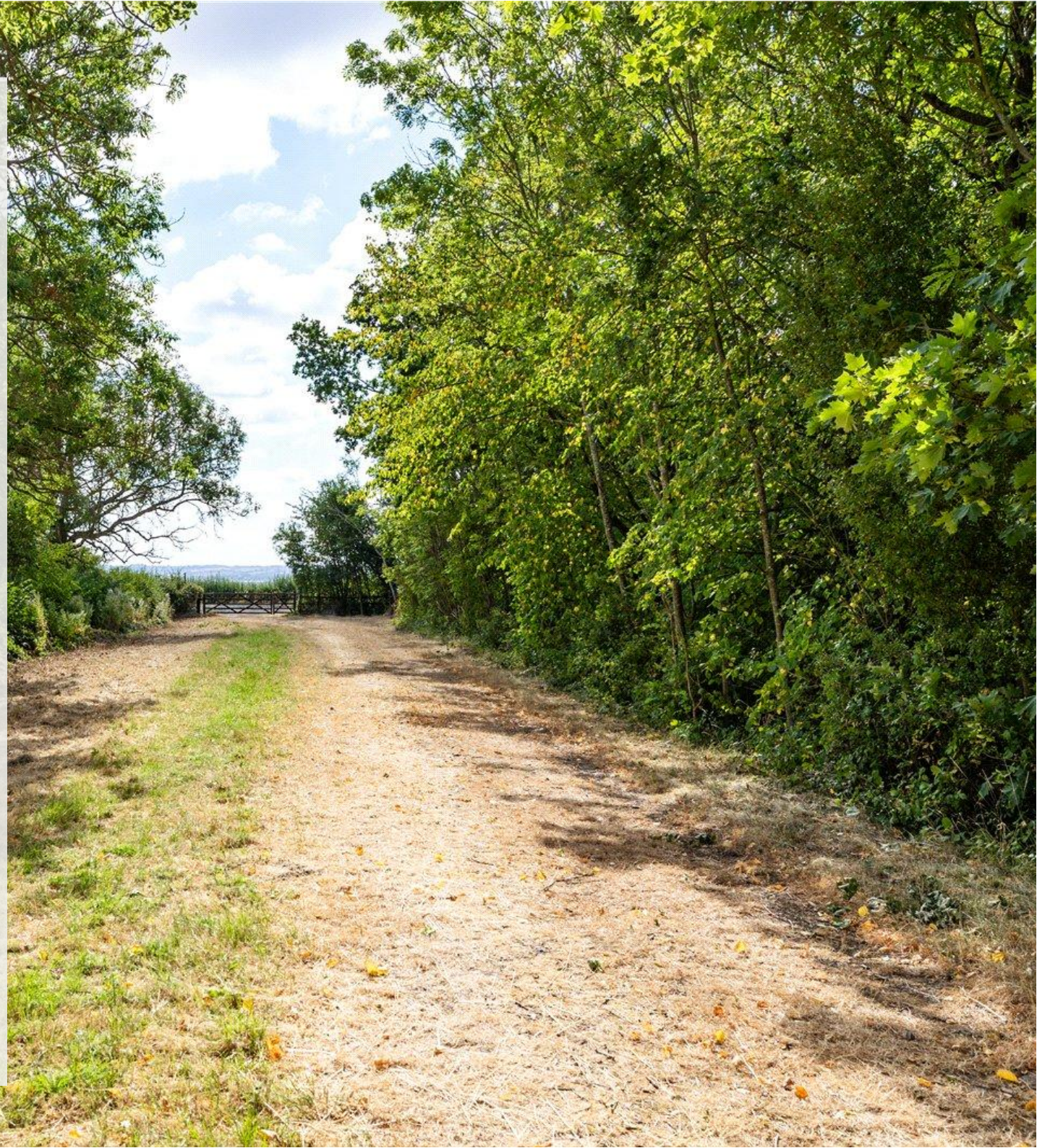
Separate Barn with Further Potential or for Storage Multi
Purposes

Offering Superb Countryside Views to All Sides within
Village

Tree Lined Driveway & Adjacent Bridlepath Access on
Approach

Guide Price

£600,000



A Closer Look

A rare opportunity to acquire this agricultural barn extending to a total area of approximately 2,400 sqft (223 sqm) with full planning permission granted under Class Q for conversion of the existing barn to two residential dwellings, location OS field 0002 Kinoulton Lane, Kinoulton, Nottinghamshire. These will consist of two individual barns, both comprising entrance into hallway, open-plan living/dining kitchen, two double bedrooms, one with en-suite, main family bathroom, parking for two vehicles and the whole plot currently extends to 3.71 acres (1.51 hectares) which can be easily subdivided into two areas for the barns concerned.

In addition, is a further 2,400 sqft matching open barn also included in the sale price (currently with no planning permission for conversion). The total grounds of the available site extend to 3.71 acres (1.51 hectares) and the main barn is superbly located off a private tree lined long driveway abutting open countryside with views on approach over the Vale of Belvoir. For ease of

reference on locating the barn What3words:

///scraper.reflected.lightens, this will take prospective purchasers to the gated access. There could be the possibility of creating a mezzanine level office/or further bedroom to the barns (subject to normal approval) extending to approximately 600 sqft (55.73 sqm). Viewing is highly recommended on this unique concept, contact Bentons for more information.



CONDITION OF SALE

Sold subject to all existing rights of way.

Uplift Clause

There is an Uplift Clause which will be held against the total site for any additional dwellings that receive planning permission independent of the barn for 25 years at 25%.

Agents Note

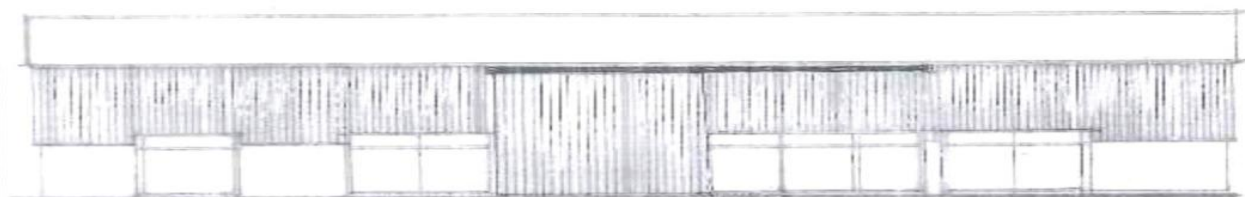
There is water in Kinoulton Lane and also a BT Telecom access by the entrance gate. There is also 3-Phase electricity to the barn.

To check Internet and Mobile Availability please use the following link:
checker.ofcom.org.uk/en-gb/broadband-coverage

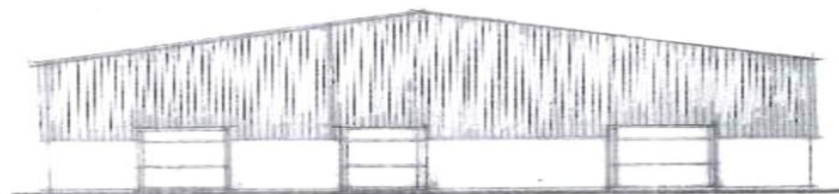
To check Flood Risk please use the following link:

check-long-term-flood-risk.service.gov.uk/postcode





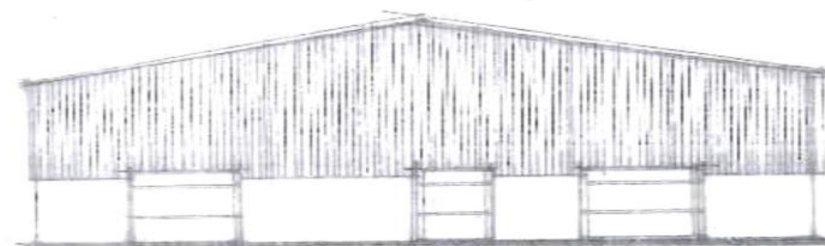
SOUTH



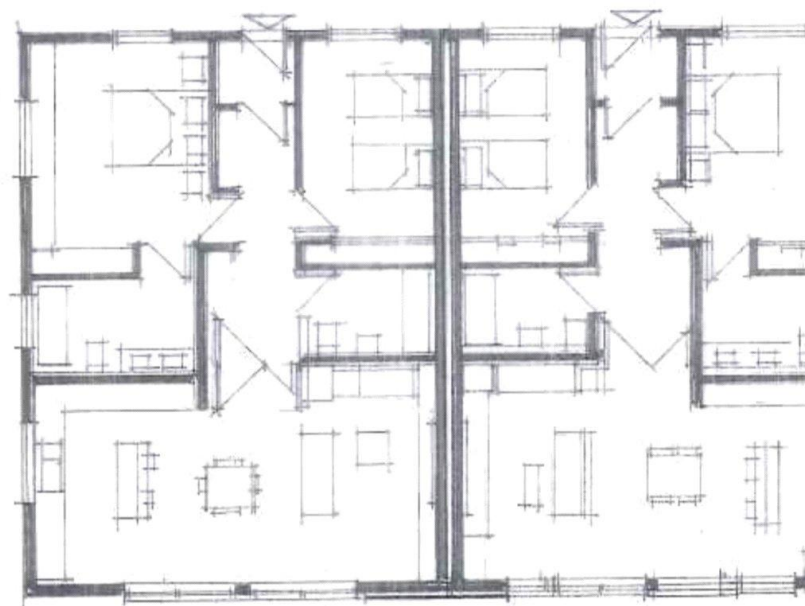
EAST



NORTH



WEST









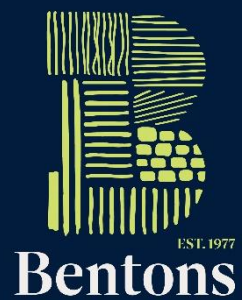
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