

# ROBERT BELL & COMPANY

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**FOR SALE**  
**By PRIVATE TREATY**  
**WARREN FARM BARNs**



**PANTON, NEAR WRAGBY, LN8 5LQ**

A substantial farmyard with Grade II Listed Georgian barn and associated agricultural buildings lying in grounds of over 7 acres with recently lapsed planning permission (Application No: S/044/02201/18) for change of use to form a substantial residential dwelling and three holiday cottages.

**Price: - Offers in the region of £475,000**



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### LOCATION

The property lies in open countryside in an Area of Great Landscape Value close to the small village of Panton, 5 miles east of Wragby at the foot of the Lincolnshire Wolds. The market towns of Horncastle (9 miles) and Louth (13 miles) offer excellent traditional shopping and other facilities and the county capital of Lincoln with its railway station (with direct connections to London) is only 16 miles away. The postcode is LN8 5LQ and the property is currently accessed from the Benniworth Road.

### DESCRIPTION

The brick barns lie in a traditional south facing "U" shape and are sold in over 7 acres of mainly grassland which runs to the road junction allowing the purchaser to construct a new direct access.

The buildings are in poor condition, but the original brickwork and roof structure can be seen. Over the last 20 years attempts have been made to get permission for a sustainable alternative use so that urgent works of renovation can be justified. This has now been achieved through Application No: S/044/02201/18.

The barns were part of the Panton Estate owned by the Turnor family until a two day sale in 1917. A copy of the photograph from 1917 particulars is shown below.

### THE BUILDINGS

The buildings total 8,100 sq ft and include:-

a/b/c/ A brick built Grade II listed barn circa 1777, attributed to William Legg, architect for the Turnor family, having a 2 storey height middle section with dressed slate roof over 18" wide brick walls, flanked on either side by single storey pantiled stables (Approximately 2000 sq ft)

d/ A corner range built in brick under part slate/pantile roof with north facing cart sheds and south facing stables (Approximately 1800 sq ft)

e/ A corner range built in brick under an asbestos roof comprising workshop and stores (Approximately 1500 sq ft)

f/ A brick and asbestos barn with granary over two floors with stone steps (Approximately 1600 sq ft)

g/ A brick and pantiled full height Georgian barn with drive through gangway (Approximately 1200 sq ft)

The main buildings are of substantial construction, having 18" solid brick walls and a good quality thin Georgian brick well laid with lime mortar. However all buildings are in poor condition, some roofs entirely collapsed and rafters exposed to the elements.

There are currently more recent agricultural buildings close to the barns which are to be demolished and removed by the Vendor.

### SERVICES

Mains water and electricity are available on site. However, the Purchaser will be required to install their own separate meters. The planning permission allows for a sewage treatment plant to be installed.

### ACCESS

Currently the property is part of Warren Farm with access from Benniworth Road. Planning permission allows for a new separate access to be constructed from the road junction to the West. The Purchaser will be provided a right to use the existing access until they have their new access ready.

### PLANNING

The property is in the East Lindsey District Council and they have granted planning through Application No: S/044/02201/18 on 13<sup>th</sup> November 2018, expires June 2022.

A copy of the Decision Notice and approved plans are available from the Agents or alternatively can be viewed online at <https://publicaccess.e-lindsey.gov.uk/online-applications/>

### FURTHER INFORMATION AND PLANS

Available at the Agents offices at Horncastle (or by email) are:-

1. Copy of the Listing.
2. Planning Decision Notice
3. Plans submitted for planning permission.
4. 2018 Heritage Statement
5. 2018 Structural Report.
6. Copy of the relevant part of the 1917 particulars.



### RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

### TENURE

The property is offered for sale freehold with vacant possession.

### METHOD OF SALE

The land is offered for sale by Private Treaty.

### VIEWING

Viewing is strictly by appointment with the Agent only. Parties viewing should note this is a working farm and the buildings are in poor condition, viewers are responsible for their own safety and accordingly view at their own risk.

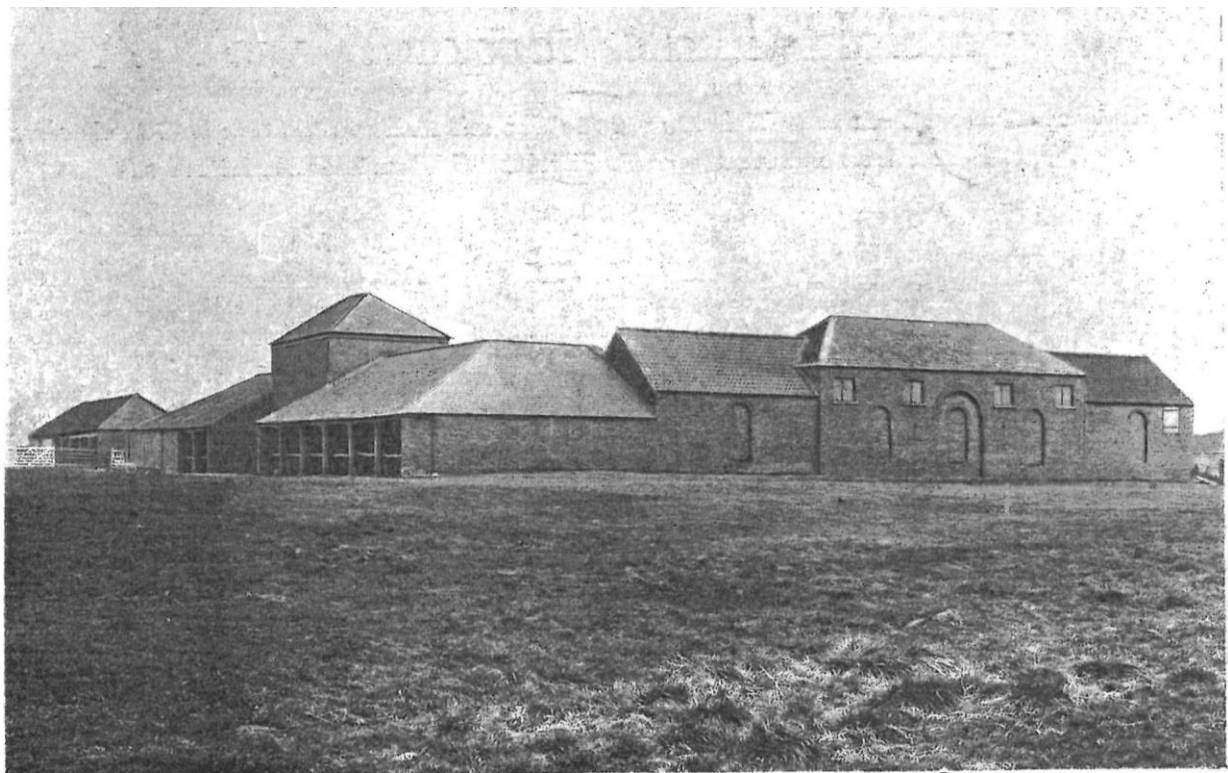
### AGENT

Robert Bell, Robert Bell & Company

Tel: 01507 522222

Email: [ross@robert-bell.org](mailto:ross@robert-bell.org)

These particulars were prepared in September 2019



Lot 141. Warren Farm Buildings, Pantton.

*Photograph from 1917 particulars*

### DISCLAIMER

Messrs Robert Bell and Company for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Robert Bell and Company has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.
- (v) Maps/plans are for identification purposes only. Reproduced from the Ordnance Survey Map with the permission of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No. ES759244

**PROPOSED SITE PLAN**  
SCALE 1:1000

32.0m O/A  
20m O/A  
Proposed Pond  
Total Area = 560m²  
At Depth = 2m

Proposed Driveway 3m Wide

Conversion of existing building  
to form housing  
Amenity Area for Utilitarian Use -  
Washing Lines, Bin Storage Etc.

Proposed Wall

Proposed Driveway

Existing driveway removed

Proposed Extension

Conversion of existing 90  
form holiday cottages

Amenity for Holiday Cottages

Proposed Sewage Treatment  
Plant to serve holiday cottages

Parking for  
Holiday Cottages

Proposed Sewage Treatment Plant  
to discharge into existing drain

**CLIENT:** Mr. & Mrs. J. Thompson  
**PROJECT:** Proposed Change of Use at Water Farm, Greenwold Road, Puxton, Market Harborough, Leics. S10  
**TITLE:** Proposed Site Plan  
**SCALE:** 1:1000 & 1:200 (see A3)  
**REVISIONS:** A, B, C  
**DRAWN BY:** H10115 - 18  
**CHECKED BY:** November 2017  
**DATE:** November 2017

**ARCHITECTURAL CONSULTANTS:**  
Landscape Architecture  
Urban Design  
Planning  
Architectural  
Structural  
Mechanical  
Electrical  
Civil  
Environmental  
Geotechnical  
Surveying  
Arboreal  
Heritage  
Archaeology  
Ecology  
Hydrology  
Marine  
Noise  
Pollution  
Transport  
Visual Impact  
Wind  
Other

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Below: Proposed Elevations



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