



## BARN FOR CONVERSION

BAGWORTH ROAD | NEWBOLD HEATH | LEICESTERSHIRE | LE9 9NB



## *A barn with prior approval for conversion to a detached dwelling set in approximately 1.25 acres.*

### **Situation:**

The property is situated to the north of the hamlet of Newbold Heath in West Leicestershire. The distance from local amenities are approximately:

- Newbold Verdon 2 miles
- Market Bosworth 5 miles
- Hinckley 8 miles
- Coalville 8 miles
- Leicester 10 miles

Leicester has a main line railway station with regular connections to London.

The situation of the property can be seen in more detail on the location plan.

### **Description:**

The Barn benefits from Class Q prior approval to convert to a detached two bedroom dwelling. The permission includes change of use for a garden and off-road parking.

### **The proposed accommodation can be summarised as follows:**

- Kitchen/Dining/Sitting Room
- Bathroom
- Two Bedrooms

The total site extends to approximately 1.25 acres, verged red on the accompanying plan.

### **Planning:**

The barn has prior approval for change of use from agricultural building to a one dwelling house.

Approval was granted by Hinckley & Bosworth Borough Council Ref – 21/01207/PECQ dates 9th December 2021. A copy of this decision note can be forwarded to potential purchasers upon request.

Potential purchasers must satisfy themselves as to the conditions in the decision note.

The copyright of the architect drawings will be transferred to the purchasers upon completion of the purchase.

### **Remarks and Stipulations:**

#### **Tenure and Possession:**

The property is offered freehold and with vacant possession upon the completion of the purchase.

#### **Services:**

It is understood that mains water can be connected to the property. Potential purchaser must satisfy themselves as to the exact location and adequacy of any required services for any scheme which they are proposing.

#### **Wayleaves, Easements and Rights of Way:**

The property is sold subject to and with the benefits of all Rights of way, easements and wayleaves whether it is mentioned or not.

The property will be approached via a right of way (verged blue) on the plan, which is to be maintained on a shared basis with the Vendor.

#### **Boundaries and Fences:**

It will be the responsibility of the purchaser to erect and forever maintain a post and rail fence along the boundary with the vendor's retained land.

### **Restrictive Covalent:**

No temporary dwellings or touring caravans are to be sited on the property without the written consent of the vendor.

### **Additional Land:**

Additional Land MAY BE available subject to satisfactory further negotiations.

### **Plan, Area and Description:**

The sites particular area and description are believed to be accurate in every way, but no claim will be entertained by the vendor or the selling agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

### **Viewings:**

Viewings are strictly by appointment via the selling agent. These properties are in a poor condition and dilapidated state and caution must be taken while viewing the properties. This is done at your own risk and liability will not be accepted by the vendor or selling agent.

### **Method of Sale:**

Private Treaty

### **Enquiries:**

Should you require any further information or would like to make an appointment to view please contact Richard Newey, Selling agent Tel **0116 289 4719**

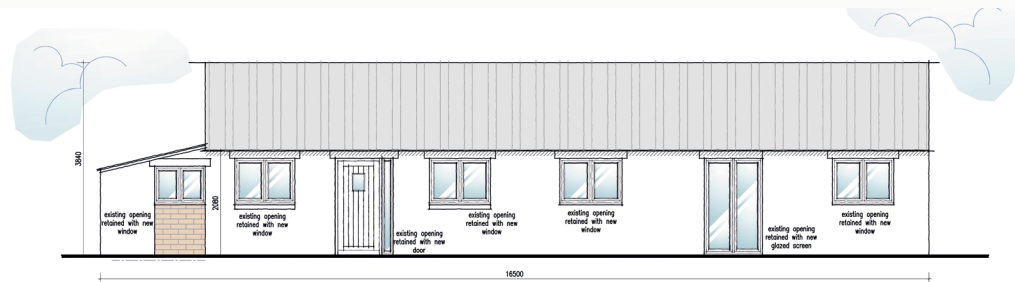
### **Local Authorities:**

Local - County - Hinckley and Bosworth Borough Council  
County - Leicestershire County Council  
Water - Seven Trent Water

## Price Guide

**£250,000**

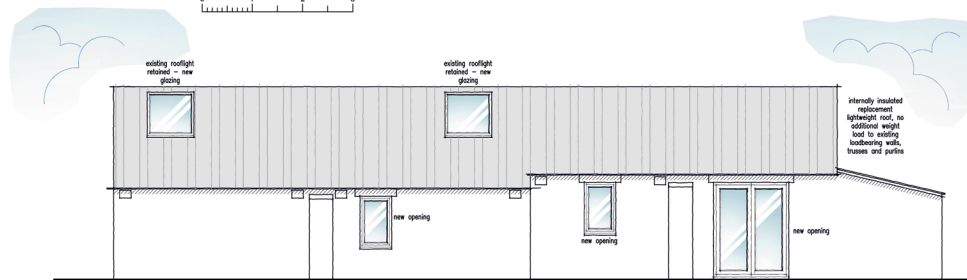




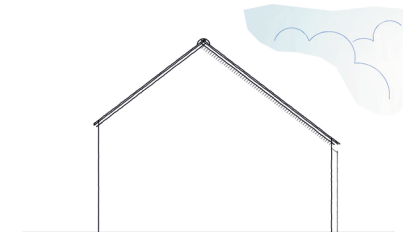
Proposed Front Elevation  
Scale 1:50



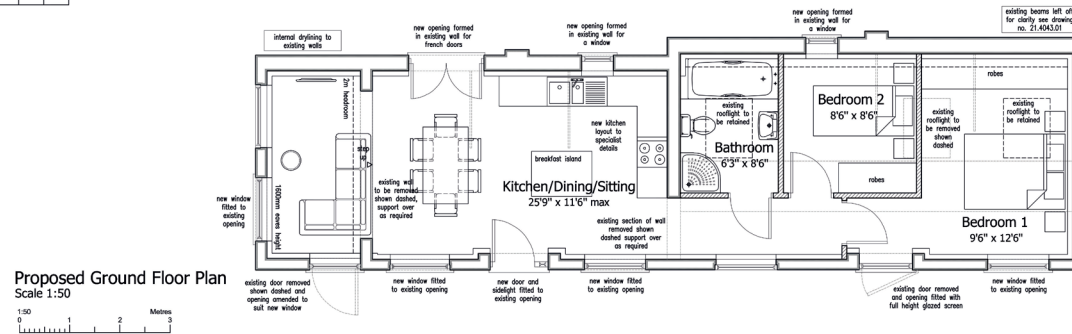
Proposed Side Elevation  
Scale 1:50



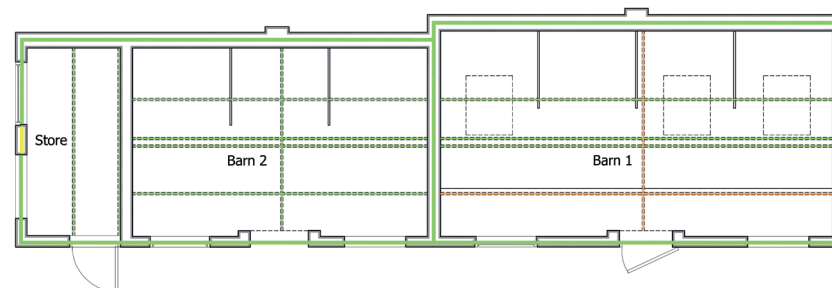
Proposed Rear Elevation  
Scale 1:50



Proposed Side Elevation  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50



Floor Plan - works required  
Scale 1:50



- Existing walls, purlins and trusses to be retained
- Replacement truss and purlin
- Repair to wall

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2020 | Produced for Brown&Co REF: 585073



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