



Class Q Barn

Lamport Road | Near Orton | Northants | NN14 1LN

BERRYS

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Class Q Barn

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FEATURES

- Planning permission granted.
- Rural location
- 2292ft² (213.1m²)
- Three-bedroom detached house
- Parking and gardens
- Junction 3 A14 within 2 miles

Description

The Agricultural Barn will offer 213.1m² (2292.95ft²) of house, with off road parking.

With consent for conversion into a 2-storey home to include 3 bedrooms; 2 ensuites, master bathroom, reception living area with kitchen, second sitting room / snug, cycle store and utility room.

Further benefits include a walk-in wardrobe to the master bedroom on the first floor.

Off road parking situated behind the barns with gardens to the front and side.

Planning

Planning permission has been granted for a part 3 Class Q - Agricultural Buildings to Dwelling houses:

Conversion of agricultural barn to 1 no. dwelling under planning number NK/2023/0442

Planning permission includes demolition of the adjoining agricultural barns.

Access

The property will have rights of access at all times for a single residence, shown hatched brown in the property information pack.



Services

The site will need a new electricity supply connecting. The vendors are renewing the water supply. The foul will require a treatment plant.

Location

Just under 2 miles from Junction 3 of the A14, the agricultural barns are set beside Harrington Lodge yard.

Registered Title

Part of Land Registry Title number NN374788, the title will be split on completion.

Method of Sale

The freehold is available for sale via private treaty with vacant possession on completion.

GPS Location Search

What3words: ///rents.shuts.detect

Maintenance Charge

There will be charge for the maintenance of the access road.

Property Information Pack

A property information pack is available on request.

Local Authority

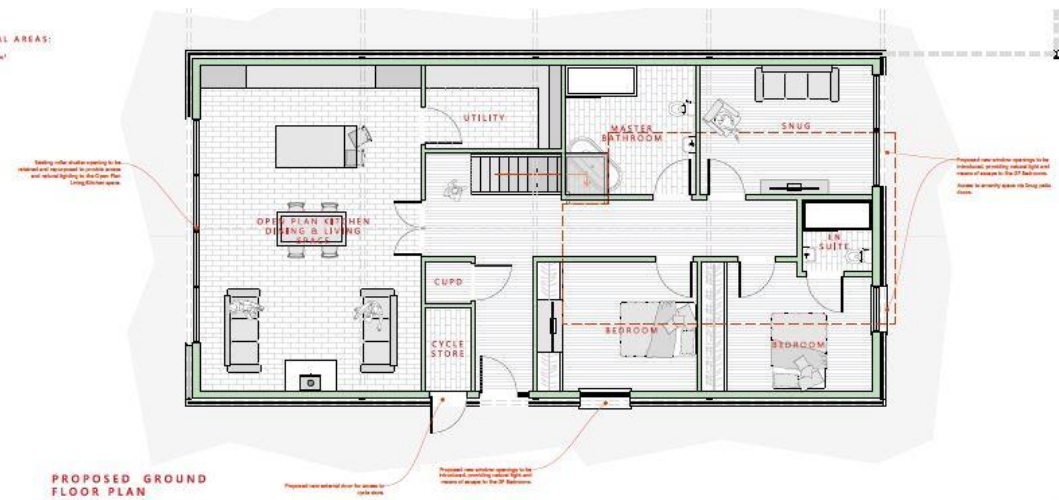
North Northamptonshire Council
Municipal Offices, Bowling Green Road
Kettering. NN15 7QX Tel: 0300 126 3000

Agents Note

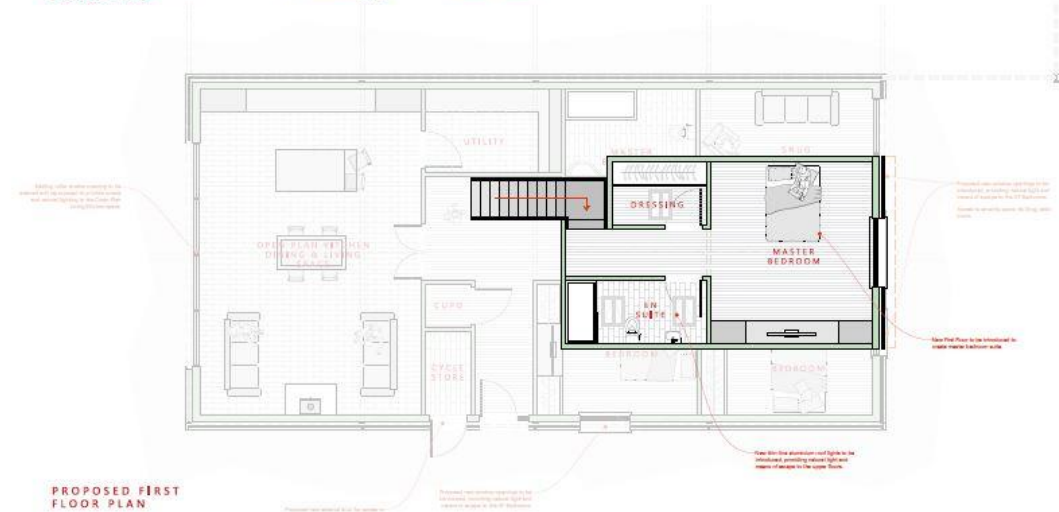
Adjacent to the class Q barn is a stone-built barn with consent for house.

GROSS EXTERNAL AREAS:

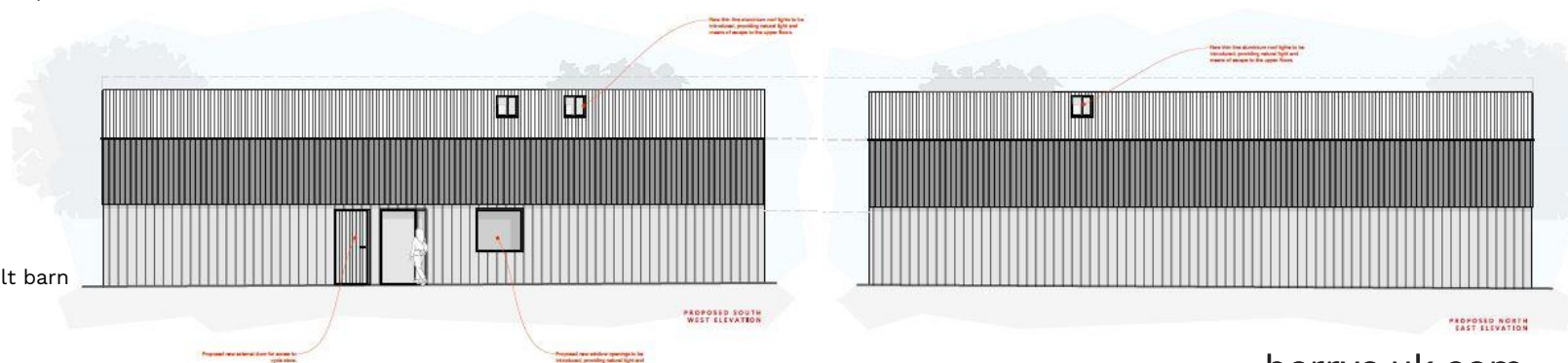
- GROUND FLOOR: 172.3m²
- FIRST FLOOR: 48.6m²



PROPOSED GROUND FLOOR PLAN



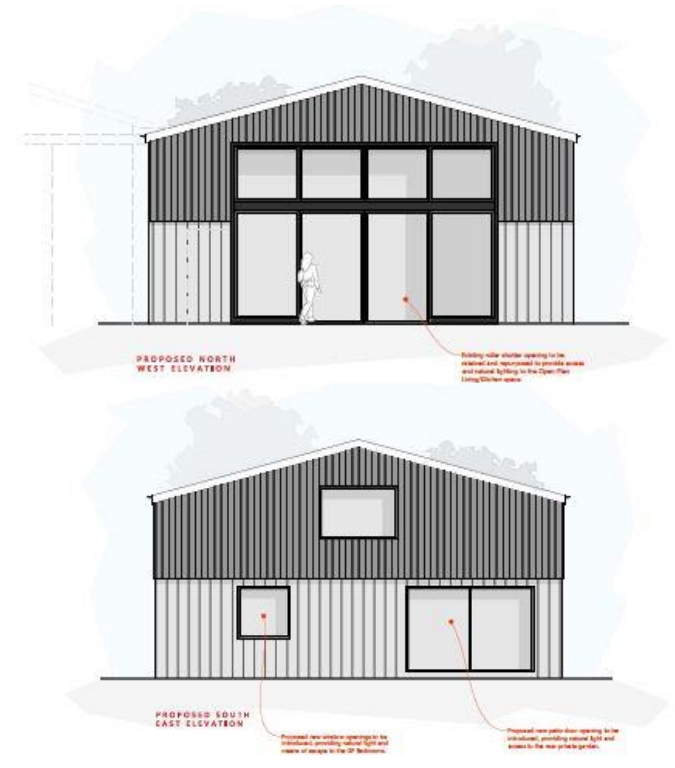
PROPOSED FIRST FLOOR PLAN





Viewing

Due to farming operations, viewing is strictly via the selling agent and can be arranged by calling 01536 532376. Suitable clothing and footwear are advised when visiting the site.



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7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

Agency Team

T: 01536 532376 | E: ketteringsales@berrys.uk.com

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