



£150,000

Claydyke Barn, Martin Cross Drove, Amber Hill, Boston, Lincolnshire, PE20 3RG

NEWTONFALLOWELL



Martin Cross Drove, Amber Hill
Boston, Lincolnshire, PE20 3RG
£150,000 Freehold

PLANS

Plans are proposed and would require approval- full planning permission could be changed to suit buyers needs.

PLANNING PERMISSION

Application Reference: B/21/0300 - Prior notification for proposed change of use of Agricultural Building to larger residential dwellinghouse (Class C3)

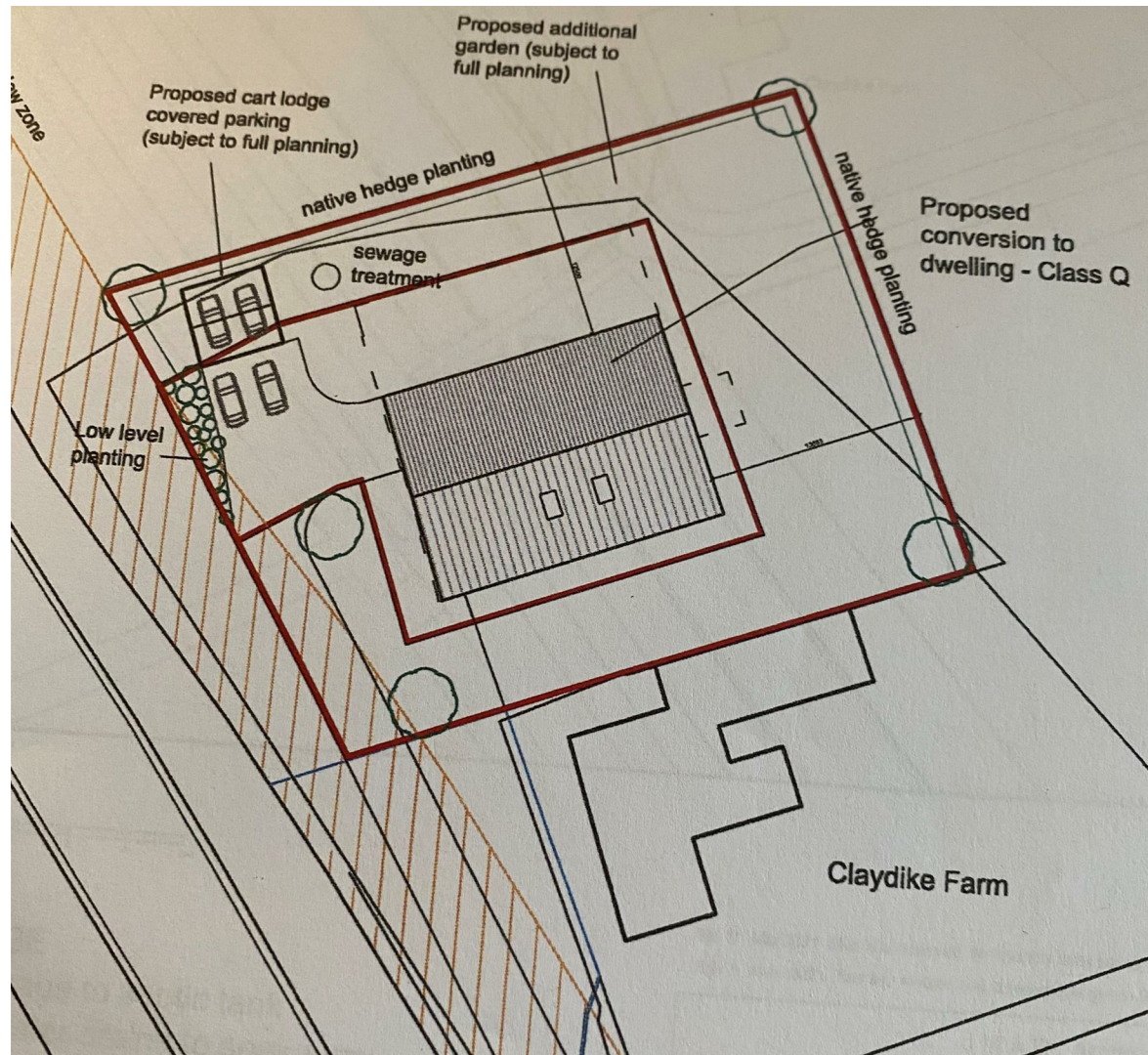
THE PLOT

The property occupies a plot of approximately 0.38 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

We understand that electricity is connected to the site.

An opportunity to purchase a rurally located agricultural barn with the benefit of Prior Approval for Change of Use into a two storey family home set in approximately 0.38 acre, subject to survey with countryside views. Additional land can be purchased separately.



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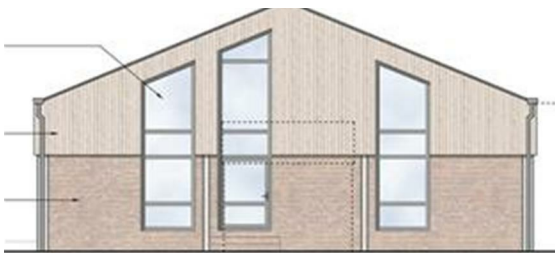
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FRONT ELEVATION



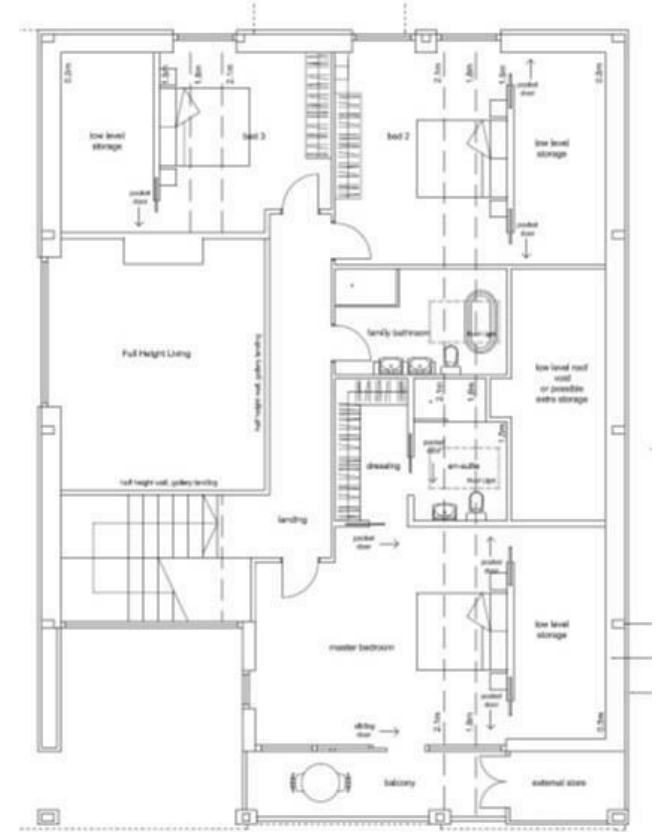
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLANS & FLOORPLANS FOR GUIDANCE PURPOSES ONLY



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VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.




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