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BUILDING PLOT - MAIN STREET, BARROW, RUTLAND

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# KEY FEATURES

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- A Rare Rutland Building Plot With Circa 5 Acres of Land
- Located Near Market Overton, Oakham and Rutland Water
- Offered with Approved and Consented Planning Permission
- New Build Stone Construction with Tech & Eco Opportunities
- Offering Lifestyle and Equestrian Living in A Semi Rural Location
- VAT re Self Build and SDLT re Agriculture Land Benefits May Apply
- Entrance Hall, Kitchen/Breakfast Room, Family/Dining Room and Utility/Pantry
- Games Room, Snug, Study, Playroom, Downstairs Guest Bedroom and a Shower Room
- Four First Floor Double Bedrooms, 2 En Suites and a Family Bathroom
- Rear Garden with Terrace and Front Garden Overlooking its Paddocks
- Oak Framed Double Bay Carport With Amply Parking Areas
- Internal Floorspace Extends to Approximately 3455 Sq.Ft.





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# Seller Insight

The land in question was previously utilized for agricultural purposes, with the agricultural building serving as a storage facility for machinery. It should be noted that this land was once a part of a larger farm holding. Acquiring the necessary planning permissions proved to be a challenging and time-consuming process, but the final outcomes are truly remarkable.

To obtain the required planning permissions, we pursued a Class Q application, which allows for the conversion of an agricultural building to a residential dwelling (C3). Subsequently, we sought further planning approvals for the demolition of the existing structure, with the intention of constructing a new and visually appealing home that seamlessly blends with its surroundings.

In our planning application, we deliberately incorporated beautiful stone walling that harmonizes with the natural aesthetics of the area. Additionally, we incorporated distinctive features into the property, such as expansive glazing and a traditional oak carport, which serve as prominent focal points.

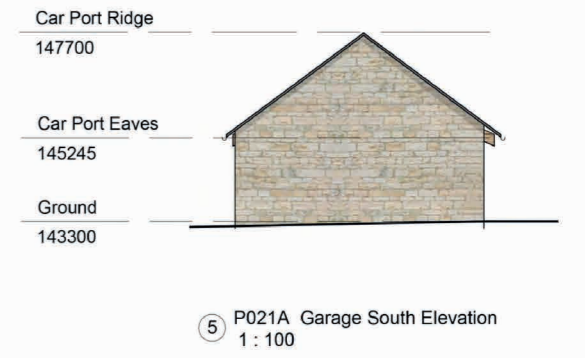
It is worth highlighting several key aspects of the property. Firstly, the sale includes 5 acres of land, with an additional 5 acres available for separate negotiation, providing ample space for various pursuits, particularly equestrian activities. The property boasts a lengthy driveway with a gated entrance, ensuring privacy and security.

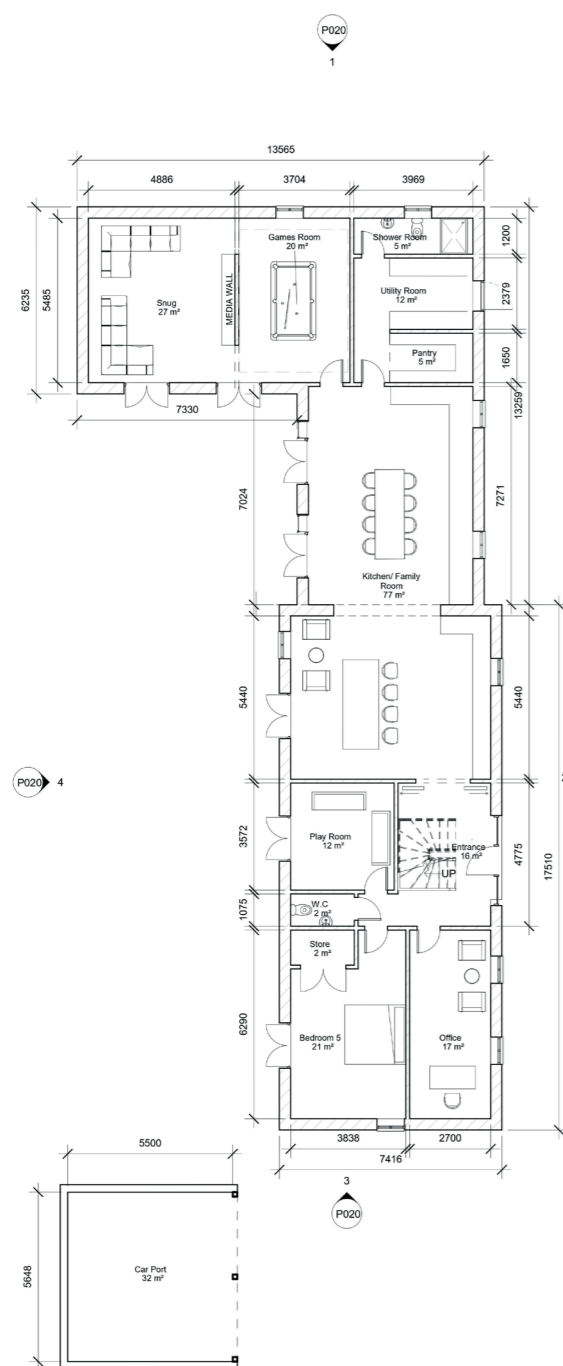
Furthermore, there is potential for rewilding the land, creating a new and flourishing ecosystem that fosters biodiversity. This presents an opportunity to establish healthy and diverse habitats, enhancing the ecological value of the property.

Overall, the transformation of this land and the meticulous planning that went into its development have resulted in a truly exceptional property, perfectly suited for a discerning buyer seeking a harmonious blend of rural living and modern comforts.

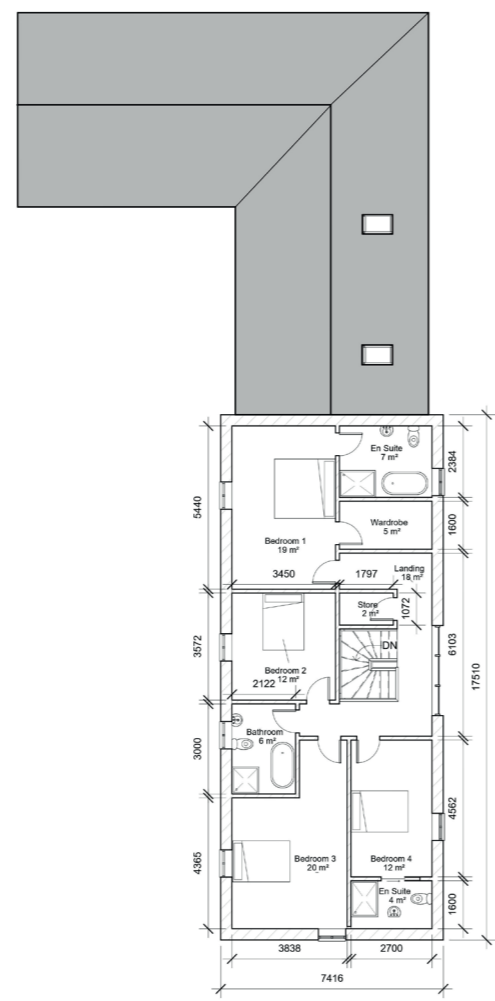


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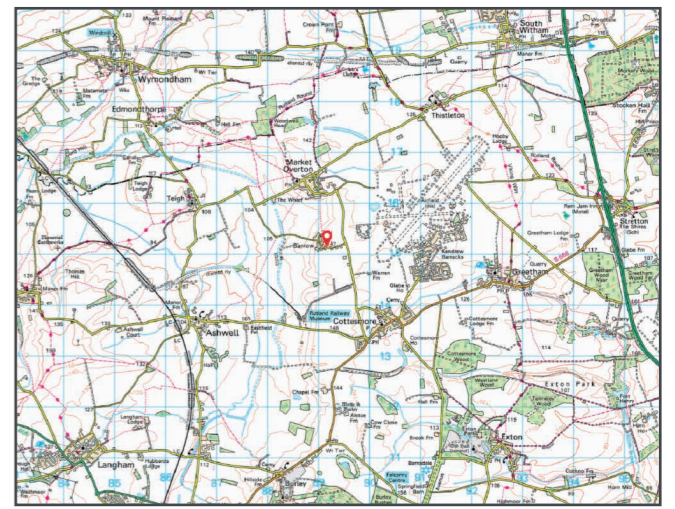
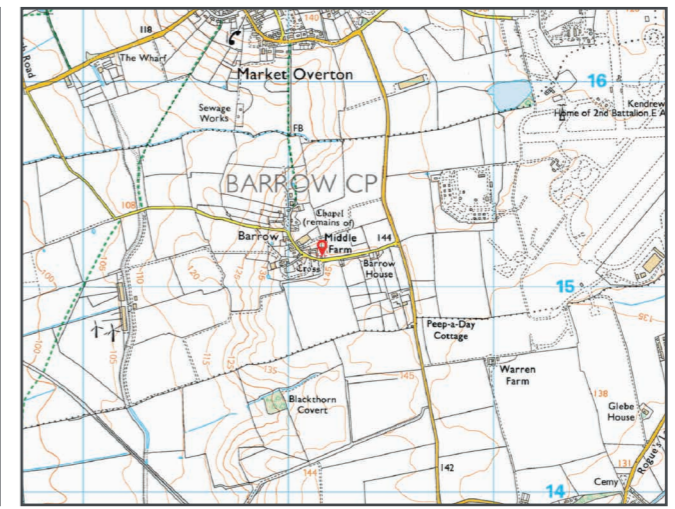
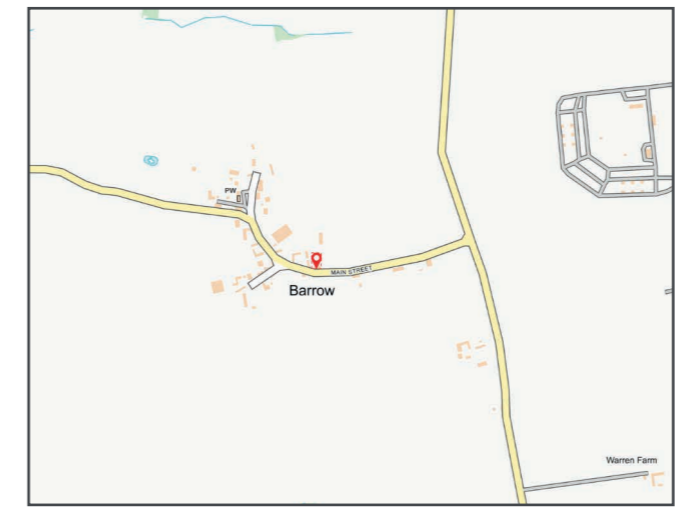
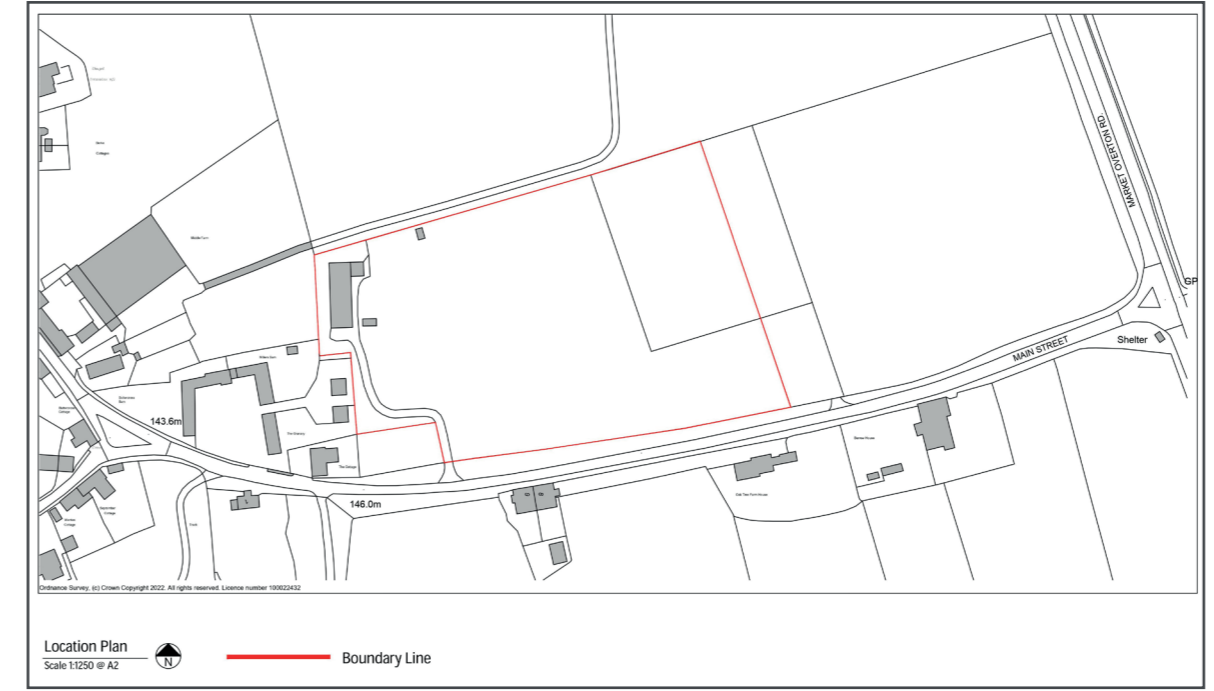




Item No. 1  
Name - P010 Ground Floor Plan  
Scale - 1:100



Item No. 2  
Name - P011 First Floor Plan  
Scale - 1:100



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