



Marlpit Barn

BULKINGTON, WARWICKSHIRE

Carter Jonas

MARLPIT BARN
LONG STREET
BULKINGTON
BEDWORTH
WARWICKSHIRE
CV12 9JZ

**Development opportunity
in the Warwickshire
countryside**

Marlpit Barn offers a fantastic opportunity to purchase an agricultural building with prior notification for change of use to a four-bedroom residential dwelling. Surrounding the barn is 1.75 acres of land with a hardstanding parking area to the front.

In all extending to 2 acres (0.8 hectares).

For sale by private treaty as a whole.

Carter Jonas





PROPERTY

Marlpit Barn is an agricultural building with planning permission for change of use from agricultural to residential. The building has plans proposed to create an impressive four-bedroom property with an open plan kitchen / dining area. The living room will be at the heart of the property with glazed sliding doors looking out to the surrounding countryside. On the first floor there are four bedrooms with the addition of two bathrooms, a separate WC and an office.

To the exterior of the property there is ample private parking and a 1.75 acre paddock with stockproof boundaries.

LOCATION

The Property is located on the outskirts of Bulkington, 7.9 miles to the northeast of Coventry and 5.1 miles to the south east of Nuneaton where there is a wide range of facilities and amenities. Access to the M69 Motorway is located 5 miles to the northeast of the Property at Junction 1.

FARM BUILDINGS

To the north of the barn is a timber stable block suitable for three horses or domestic storage.

LAND

The paddock which is included within the sale is a well-presented flat paddock with stockproof boundaries and good access. A new boundary fence will be erected by the vendor subject to agreement between the parties.

METHOD OF SALE

Private treaty.

TENURE & POSSESSION

Freehold with vacant possession.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included within the sale.

ENVIRONMENTAL SCHEMES

The land is not included within any Stewardship Schemes.

PLANNING

Prior notification for the change of use from agricultural storage building to C3 residential dwelling.

Further details can be found on the Local Authority website or on request.



PROPERTY PLAN

To be sold as a whole in all extending
to 2 acres (0.8 hectares)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

DESIGNATIONS

The Property is situated within the Warwick District Local Plan – Green Belt.

SERVICES

Services are connected but it will be for the purchaser to connect new services from the nearby mains connection at their own cost and responsibility.

RESTRICTIVE COVENANTS

The vendor has included a restrictive covenant to prohibit the erection of further dwellings or the erection and storage of mobile homes and caravans on any of the land offered for sale.

DRAINAGE

To be installed by the purchaser.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of

the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

LOCAL AUTHORITIES

Nuneaton and Bedworth Borough Council
www.nuneatonandbedworth.gov.uk

VIEWINGS

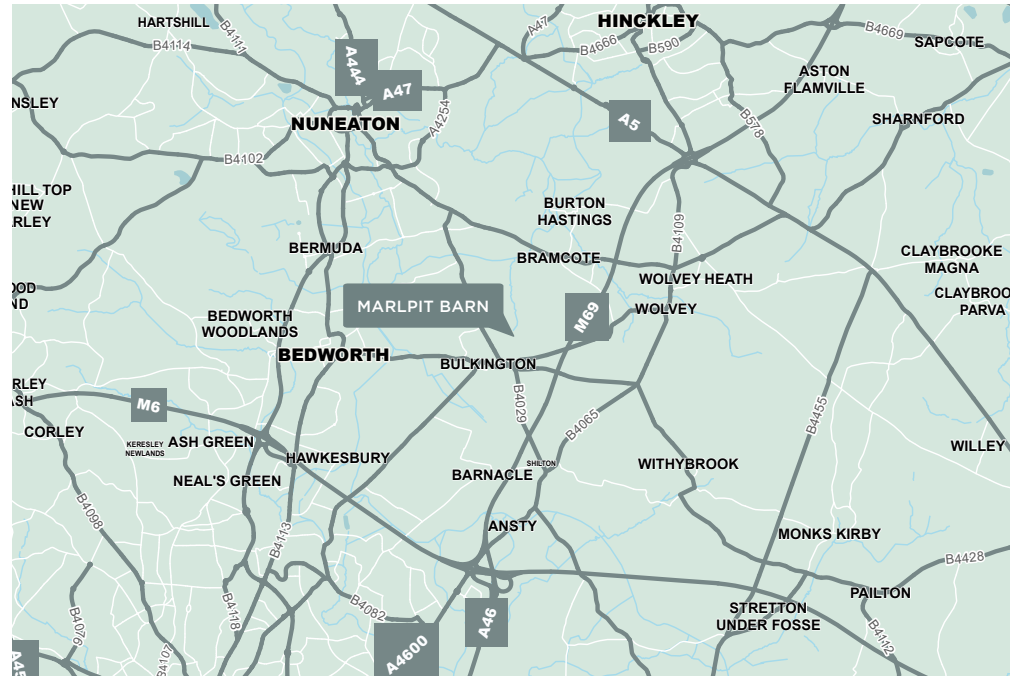
Viewing of the property is strictly by appointment only. Viewers are to be accompanied by the selling Agent.

DIRECTIONS

From the M69 Junction 1, head south on the B4109 (Hinckley Road) to Wolvey. Continue to follow the B4109 from Wolvey to Bulkington for 2.2 miles, then turn right onto Long Street turning left at the end. The Property is accessed through a private gateway onto an access track where Marlpit Barn will be situated on the left.



/// photos.anguished.watching



BIRMINGHAM

0121 306 4966 | edward.beale@carterjonas.co.uk
0121 794 3536 | olivia.meredith@carterjonas.co.uk

LONDON

020 7518 3264 | andrew.chandler@carterjonas.co.uk

IMPORTANT INFORMATION

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