



Barns at Long Beach Farm

Guide Price: £275,000



acorus®

**BARNs AT LONG BEACH FARM
UPWELL
CAMBS
PE14 9AP**

The site benefitting from full planning permission (subject to conditions) for the conversion of agricultural buildings to 2 x dwellings (2-storey 4-bedroom) and a detached garage/storage building (ref: F/YR23/0937/F). All set in a large plot with the possibility of further land.

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £275,000

REF: P246

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

Long Beach Farm is situated within the open countryside just outside the well served village of Upwell. Upwell is particularly attractive with the old course of the River Nene running through the village and this is only ½ mile from the barn.

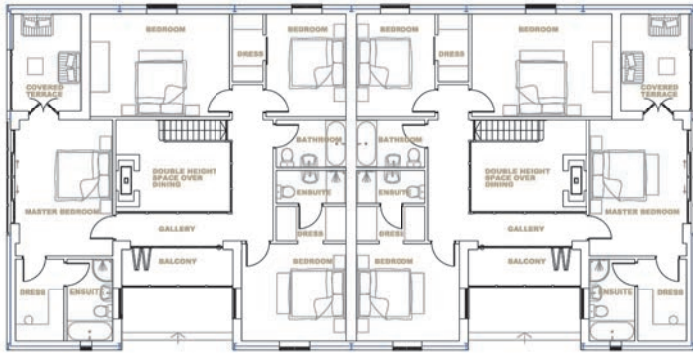
Vehicular access to the site may be taken from Thurlands Drove (the approved access) or Green Drove.

DESCRIPTION

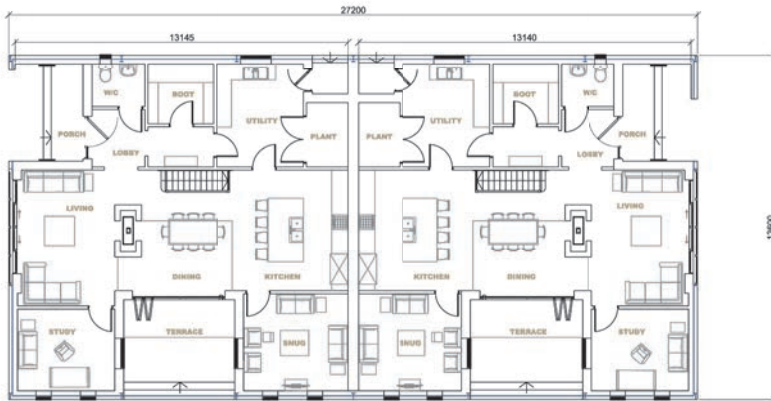
Agricultural buildings, one with full planning consent granted on 10 May 2024 (subject to conditions) for the conversion to 2 no, 2 storey, 4 bedroom semi detached mirror image dwellings with a further building with permission to convert to a garage/store for each.

The permitted dwellings are to be finished in timber and metal cladding with standing seam zinc roofs with solar panels. The other building is brick.

FLOOR PLANS & ELEVATIONS DWELLINGS



FIRST FLOOR



GROUND FLOOR



SOUTH ELEVATION

HOUSE 1 HOUSE 2



**WEST ELEVATION
HOUSE 1**



**EAST ELEVATION
HOUSE 2**



NORTH ELEVATION

HOUSE 2 HOUSE 1

ACCOMMODATION

The permitted plans show the following accommodation for each dwelling:-

Ground Floor

Porch
W/C
Boot Room
Utility Room
Plant Room
Kitchen
Dining Area with Double Over Height Space Over
Living Room
Snug
Study

First Floor

Master Bedroom with Dressing Room, En-Suite
Bathroom and Covered Terrace
Bedroom 2 with Dressing Room and En-Suite
Bedroom 3 with Dressing Area
Bedroom 4
Family Bathroom
Balcony Leading off Gallery Landing

OUTSIDE

Each dwelling will have a garage and store which are housed in a separate detached building. Two parking spaces per dwelling are provided on the plans along with a patio and garden areas. Both dwellings would be in large plots.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The access would be via a right of way.

FURTHER LAND

Additional agricultural land would be available to the south and west of the site by separate negotiation.

There are also two small paddocks of roughly 1 hectare (2.5 acres) in total available within 100 metres, accessed off Green Drove – consult Acorus for more details.

SERVICES (not tested)

Mains water and electric both available to the site. Drainage would need to be provided via a private system. The dwellings are designed to be heated by air source heating pumps.

ENERGY PERFORMANCE RATING:

Not applicable

LOCAL AUTHORITY

Fenland District Council
Fenland Hall
County Road
March, Cambs
PE15 8NQ

Note part of the access falls into the neighbouring Local Authority of Kings Lynn and West Norfolk.

LEGAL COSTS

Each party will be responsible for their own legal costs.

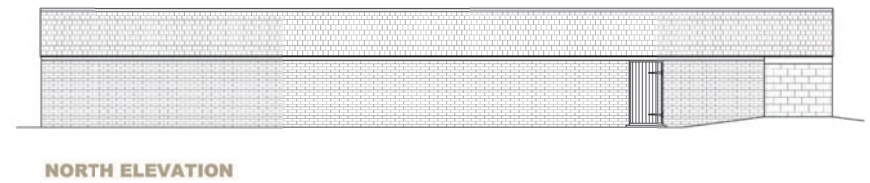
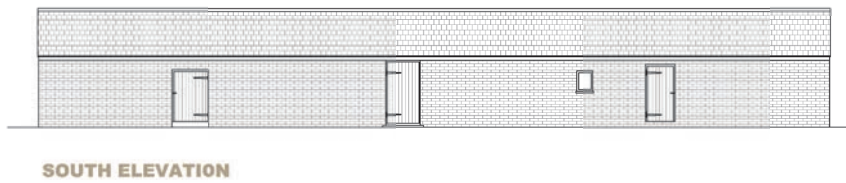
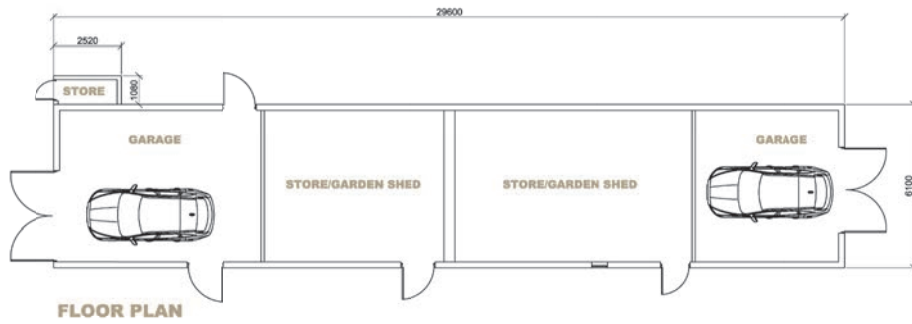
VIEWING

Strictly by appointment with the selling agent Acorus.

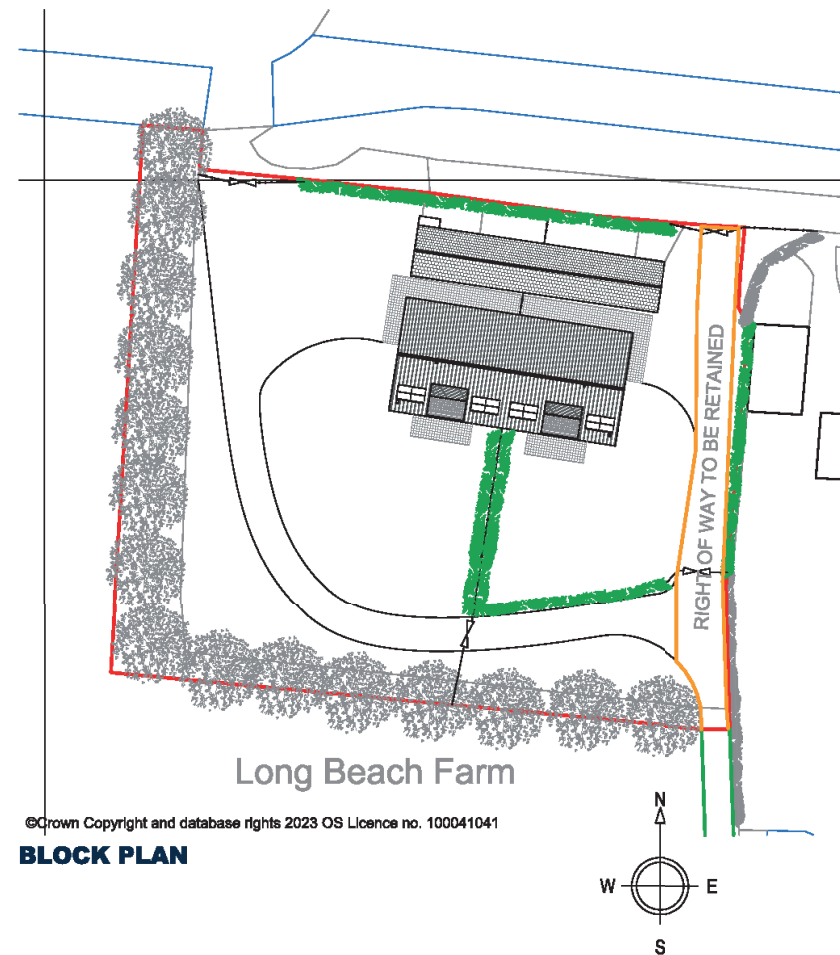
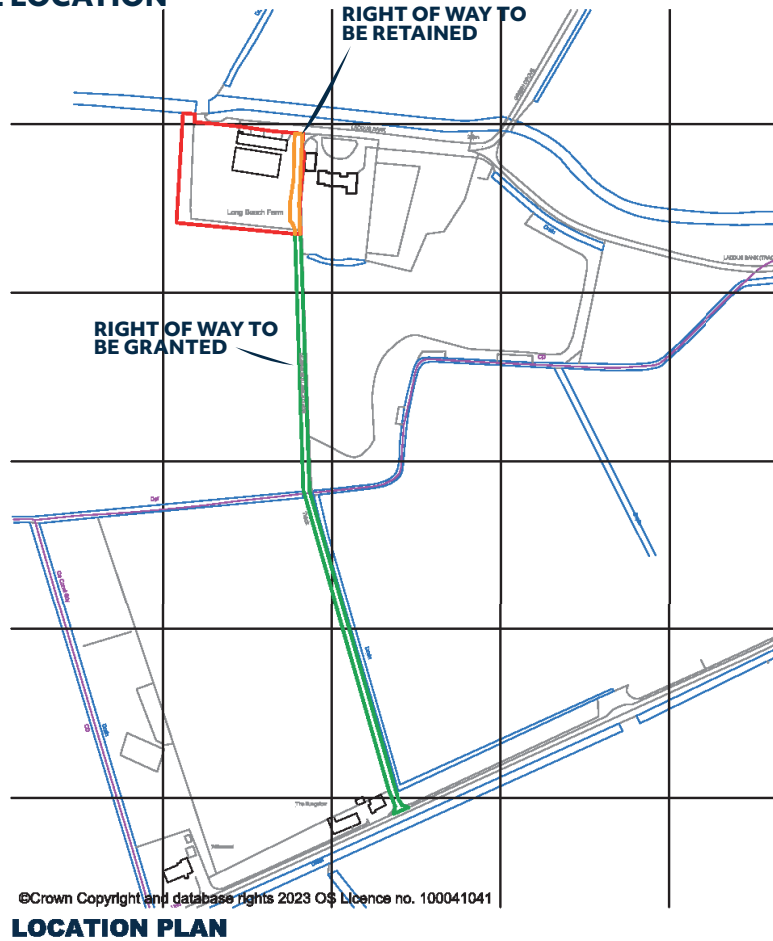


Photos of Upwell, where Long Beach Farm is located.

FLOOR PLANS & ELEVATIONS GARAGE



PLANNING SITE LOCATION



IMPORTANT NOTICE

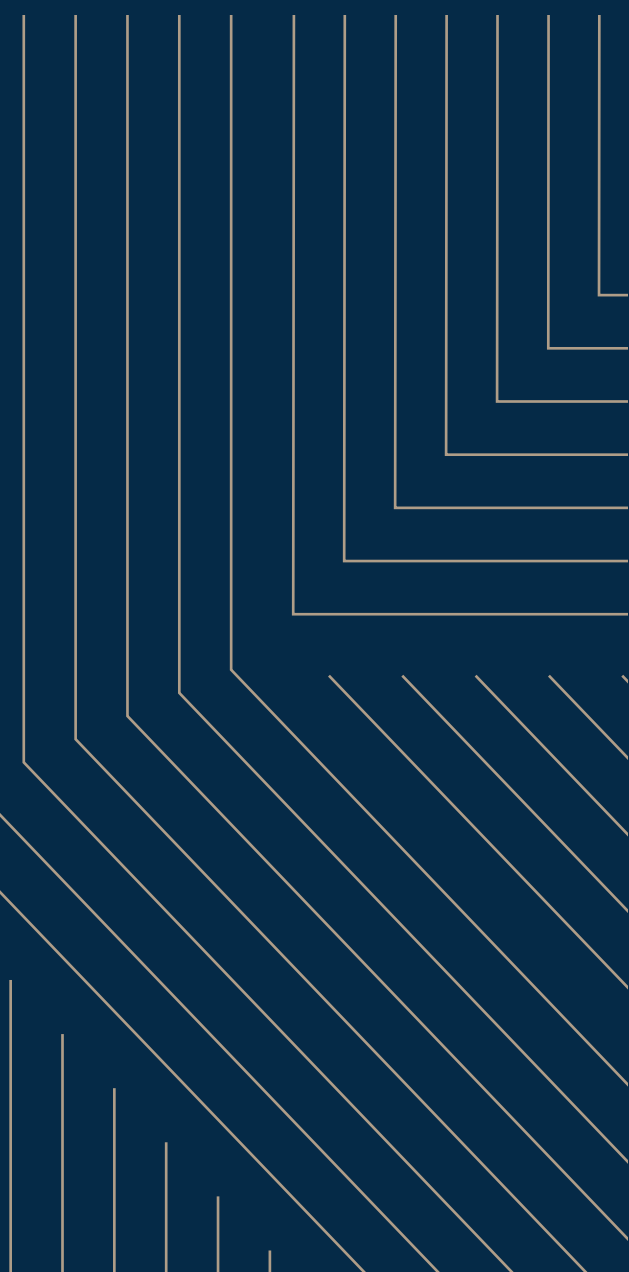
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