



Redundant Corn Store with planning permission to convert into either a three bedroomed single dwelling, or two semi-detached three bedroomed dwellings, Church Hill, Ravensden, Bedfordshire, Mk44

Taylor & Co
LAND & PROPERTY CONSULTANTS

Corn Store, Church Hill, Ravensden

Taylor & Co are proud to offer this residential development opportunity which comprises a redundant grain barn standing in an acre of land with permitted development rights.

The permission is for the conversion of the existing barn into a large two/three-bedroom two storey property. The current footprint of the existing barn is approx. 2400 sq. ft. The planning reference number regarding this permission is 15/02849/CPNQ.

There is also permission for the conversion of the existing barn into two semi-detached, three bedroomed properties. The planning reference number regarding this permission is 14/03144/CPNMB which was approved on appeal. (Appeal Ref: APP/K0235/W/15/3131672).

The applications made by the above reference numbers refer to a change of use class Q prior notification made to Bedford Borough Council on the 26th November 2015 and 23rd December 2014. This is a 56-day notice that the planning authority has to respond.

Particulars of the development is described as change of use from an agricultural building to a dwelling house (use class 3) including associated building operations reasonably necessary to convert the building. This is not a planning application because it relates to development that

is permitted by Government regulation. It will not therefore be reported to the planning committee but considered by officers under delegated powers. Comments received will be considered but if notification of a decision is not made to the applicant within 56 days of the date of the registration of the proposal, it can proceed.

The site is located amongst the very popular North Bedfordshire countryside in the parish of Ravensden close to Church End and has far stretching panoramic views across the surrounding countryside.

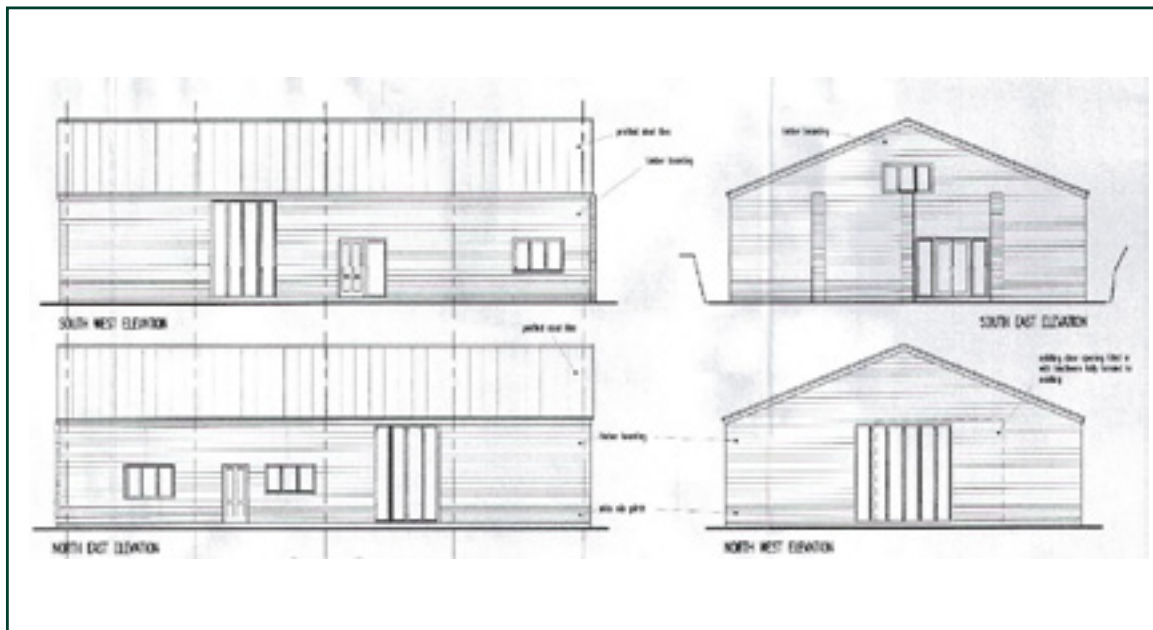
The Barn stands elevated from the road and in grounds of about an acre. This is intended to be split into a large garden with a paddock.

Offers are invited for the freehold interest the guide price of which is £550,000. There will be ample opportunity to view the property and all enquiries should be directed via the offices of Taylor & Co.

Please call our Land & Development team for further details and to arrange an inspection of the site.

Rated highly as a residential development opportunity.





METHOD OF SALE

The development opportunity is offered for sale by private treaty and all offers should be in writing stating offer, payment details i.e. cash or borrowing, any conditions and timing of the purchase and Solicitor information. The owner reserves the right to sell the property without reference to any other party.

PRICE

Offers invited in the region of £550,000.

INTERNAL FLOOR AREAS

The Existing Barn GIFA is approx. 2400 sq. ft. The single dwelling proposal adds a first floor creating 762 sq. ft. of additional floor space.

VIEWING

We have keys for the grain store and summarising the opportunity would be impossible without full appraisal. We are available seven days a week to conduct viewings at reasonable notice. Please call us to make an appointment.

LOCAL AUTHORITY

Bedford Borough Council, Borough Hall, Cauldwell Street, Bedford MK42 9AP –
Tel: 01234 267422

PLANNING REFERENCE

15/02849/CPNQ

14/03144/CPNMB - Appeal Ref: APP/K0235/W/15/3131672

Agents Notes The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

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