



Barn with Planning Permission

Main Street | Kirkby cum Osgodby | Market Rasen | Lincolnshire | LN8 3PH

Guide Price £200,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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PGM&CO are pleased to offer this unique opportunity to purchase a contemporary style barn with Planning Permission for conversion to a single dwelling. This stunning barn conversion offers a unique opportunity for those seeking a blend of modern living and rural charm.

- Planning Permission for Dwelling
- Existing Contemporary Outbuilding
- Modern Style Barn
- Services Connected
- Popular Village Location
- Spacious Flexible Accommodation

Location

Kirkby cum Osgodby is a picturesque rural village approximately 3.5 miles north-west of the market town of Market Rasen. Surrounded by open Lincolnshire countryside, it offers a peaceful setting while remaining within easy reach of the A46, providing convenient links to Lincoln, Grimsby and beyond.





Nearby Market Rasen offers a wide range of everyday amenities, including shops, cafés, schools, healthcare facilities and the popular racecourse. The nearby Lincolnshire Wolds National Landscape also provides excellent opportunities for walking and outdoor recreation.

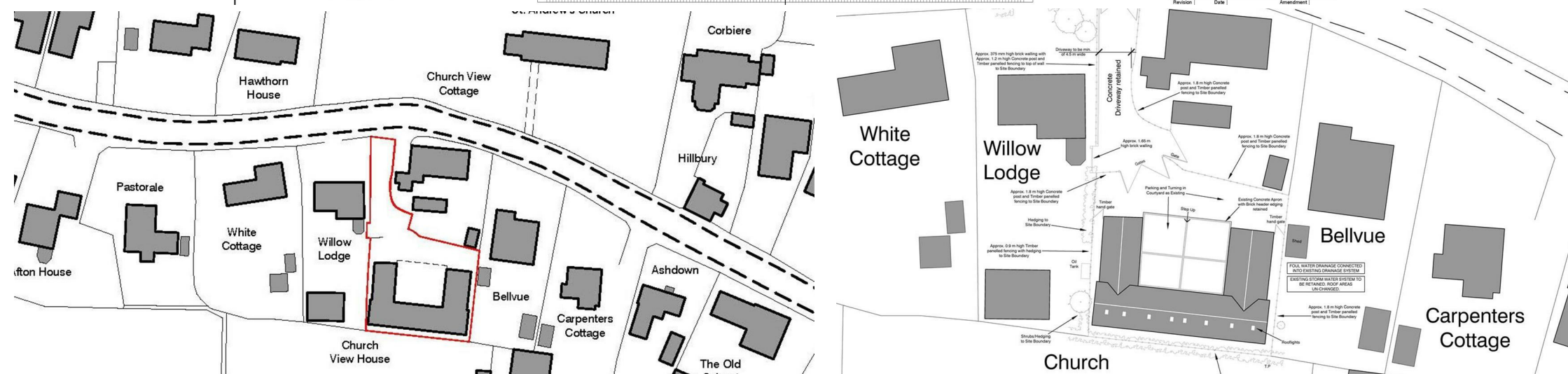
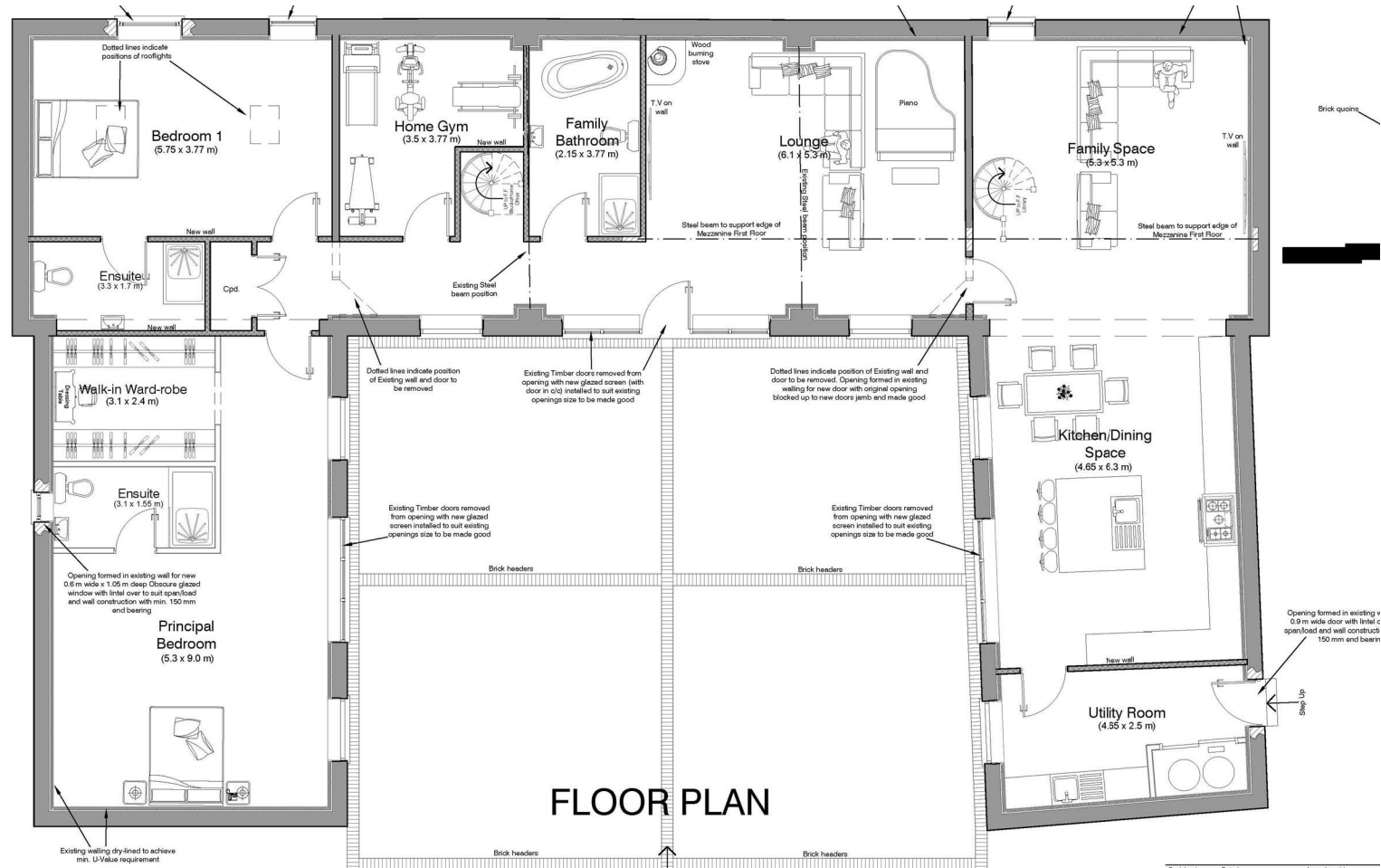
Description

The existing building offers great scope for conversion with its modern construction of pantile roof, brick and block cavity wall and uPVC double glazed windows including sky lights. In addition to the (x3) wooden barn doors the building also benefits from uPVC pedestrian access doors on to the rear of the property.

Spanning an impressive 2,500 square feet, and with Planning Permission already in place the property offers spacious and flexible accommodation, making it ideal for families and providing a canvas for creating a home that is bespoke set in a picturesque location.

Outside

The property offers a spacious central courtyard area of block and concrete. As well as ample parking, pedestrian access around 3 elevations and rolling countryside to the south.



Planning

Planning permission, dated 20/08/2025, has been granted by West Lindsey District Council (WLDC) for conversion of existing outbuilding to 1no. dwelling (ref: WL/2025/00663. The development is to be carried out in accordance with details shown on the approved plans (shown for indicative purposes in these Particulars of Sale).

Further information can be obtained via the WLDC planning portal or via the selling agent. Please note references on Decision Notice to; Rainwater Harvesting (5.), Hedgerows (6.) and Biodiversity Net Gain.

Services

It is understood that drainage, mains water and mains electricity services are connected to the property. The Planning Permission makes reference to rainwater harvesting facilities, prospective purchasers are encouraged to satisfy themselves in this regard and in relation to other services.

Community Infrastructure Levy

The CIL will be payable by the prospective purchaser where applicable.

Access & Boundaries

The property is accessed directly off the public highway, Main Street, via a gated entrance. Over which there is a third party right of way in favour of the neighbouring property to the east.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Method of Sale

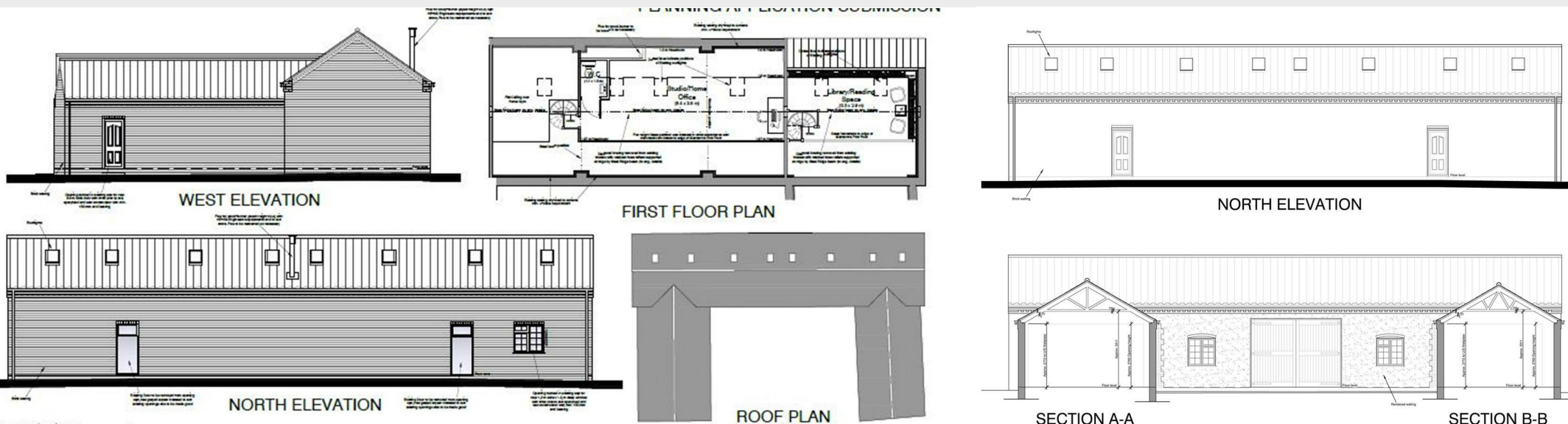
The property is offered for sale by Private Treaty as a whole.

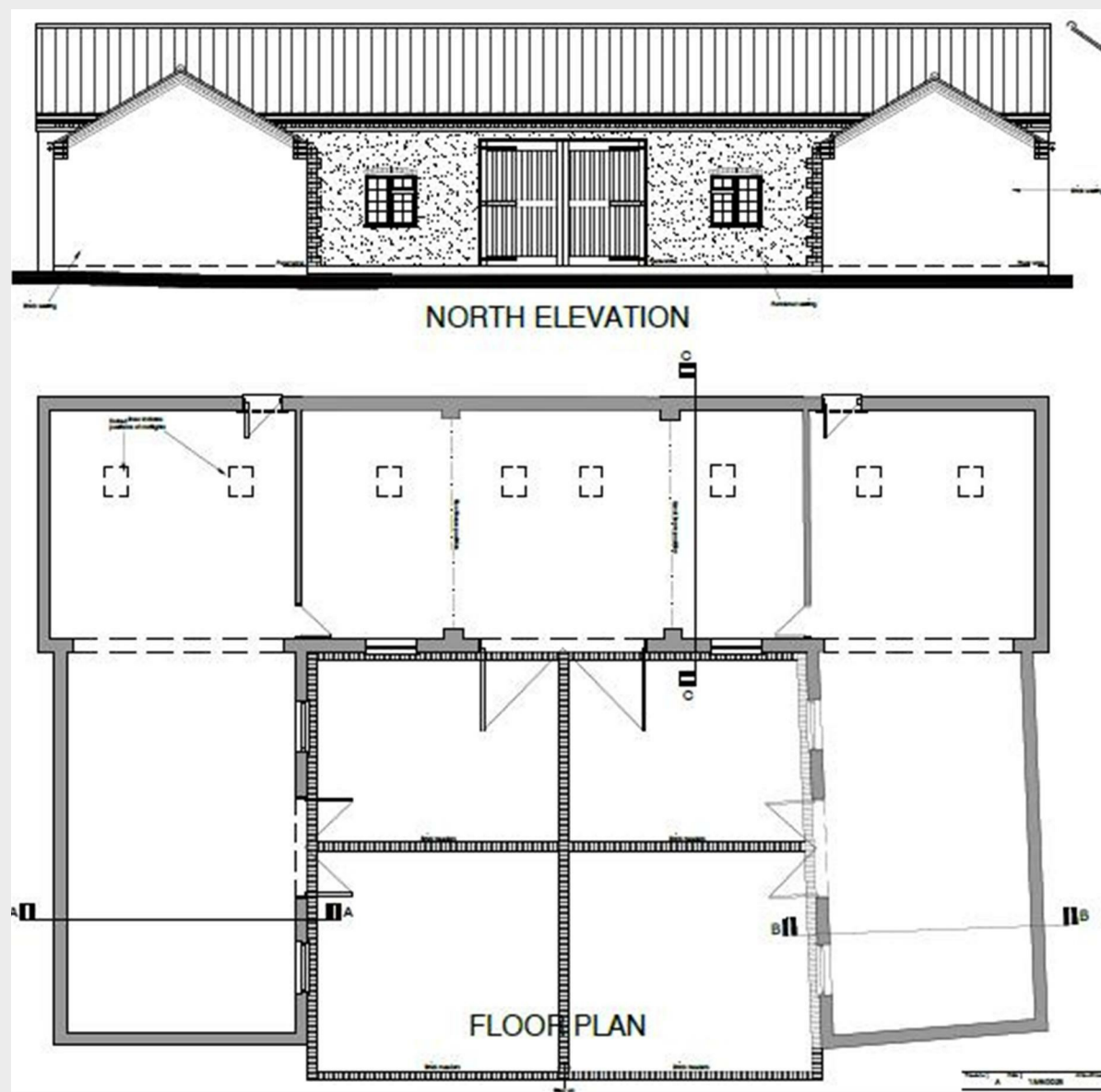
Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing is strictly by appointment via the Selling Agent.





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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.