



## The Dutch Barn

Church Farm, Main Street, South Scarle, NG23 7JH

**BROWN & CO** JH Walter







## The Dutch Barn, Church Farm, Main Street, South Scarle, NG23 7JH

Former agricultural barn with consent for  
conversion to a single residential dwelling

Rare opportunity to acquire a barn with the benefit of a full planning permission for  
conversion to create a substantial modern home, offering accommodation over two floors  
and extending to approximately 4,000 square feet

FOR SALE BY PRIVATE TREATY

Guide Price: £300,000



### LOCATION

The barn is situated within the yard of Church Farm in the heart of the village of South Scarle. South Scarle is approximately 8 miles north east of the town of Newark and 13 miles south west of the city of Lincoln in the county of Nottinghamshire.

### DESCRIPTION

Situated in a peaceful yard in the heart of the sought-after village of South Scarle, the Dutch Barn, Church Farm offers a unique opportunity to acquire a substantial former agricultural building with the benefit of planning permission for conversion to a residential dwelling.

The proposed plans would create an expansive, modern dwelling providing approximately 4,000 square feet of living accommodation. To the rear, the property also has the advantage of excellent views over the open countryside.

### PLANNING PERMISSION

Full planning consent was granted in November 2022 for conversion of the building to a single, four-bedroom residential dwelling offering accommodation over two floors.

The permission was granted by Newark and Sherwood District Council Local Planning Authority, under reference 22/01780/FUL.







#### VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

#### Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

#### Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

Establishment of any boundaries (both physical and non-physical) between the property marketed for sale and that to be retained by the Seller will be negotiated and agreed as part of the contract of sale.

#### Plans & Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

#### Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

#### Viewings

Viewing strictly by appointment only. Please contact the Seller's Agents or the Brown & Co JHWalter Lincoln office on the details below to arrange.

#### Health & Safety

Viewing is at your own risk and neither the Seller's Agent nor the Seller take any responsibility for any injury, losses or damages incurred during inspection. As the property is located in a yard with other residential dwellings and business activity, those viewing are advised to be aware of possible hazards and their associated risks and be particularly vigilant during inspection.

#### Directions

what3words: ///arranged.gains.juicy

From Newark, follow the A46 (northbound) for approximately 6.5 miles before heading north on Newark Road, through the village of Swinderby. Bear left onto Bulpit Lane and follow the road to South Scarle. Turn left onto Main Street and the access to the property can be found approximately 150 metres along on the left.

#### Seller's Agent

Brown&Co, 5 Oakwood Road, Lincoln, LN6 3LH

Annie Round

01522 457148 | 07768 646073 | annie.round@brown-co.com

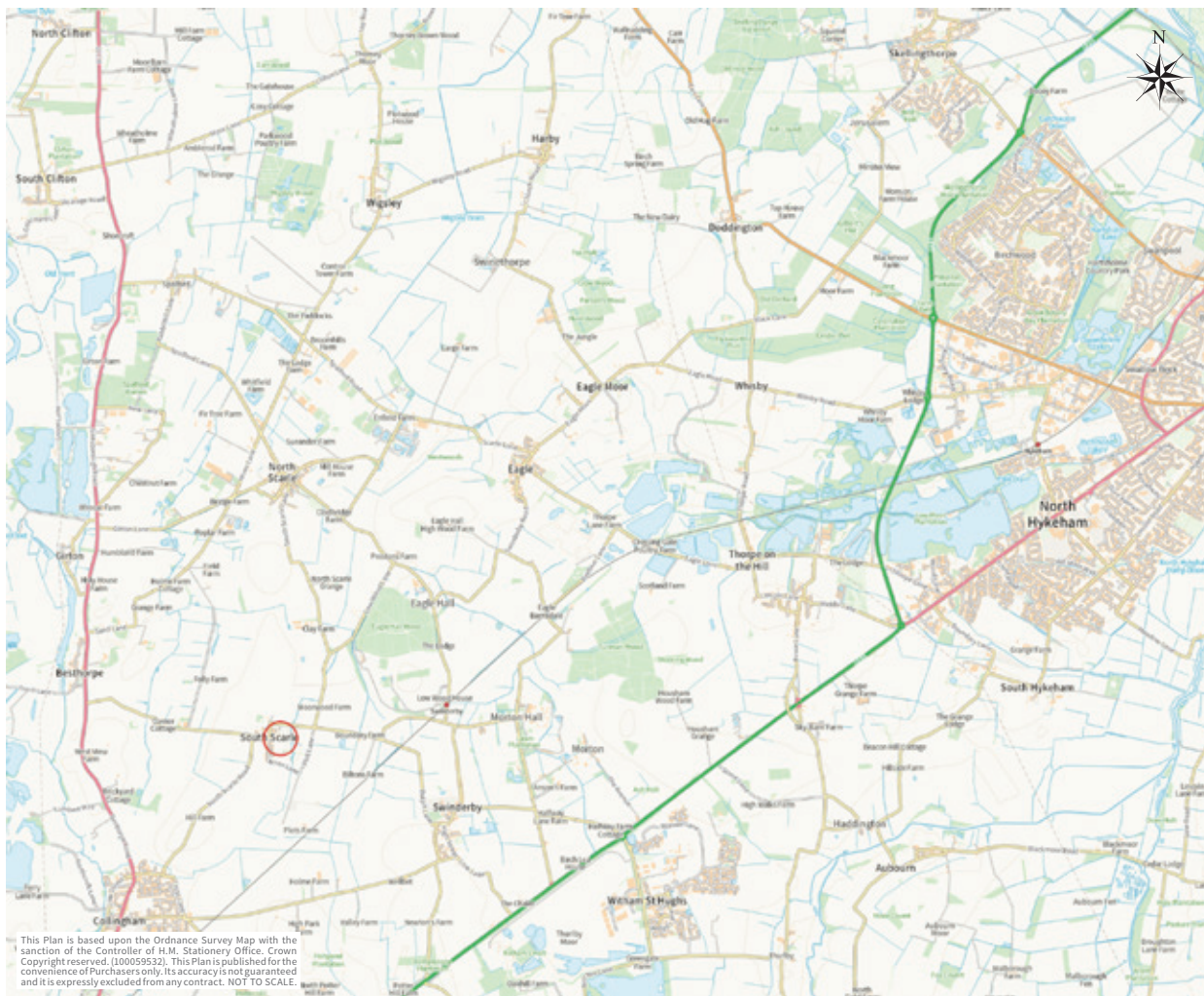
James Black

01522 457142 | 07788 790873 | james.black@brown-co.com

#### Seller's Solicitor

To be instructed.





## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: May 2025.

**Brown&Co Lincoln**

5 Oakwood Road | Lincoln | Lincolnshire | LN6 3LH

T 01522 457800

E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

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Property and Business Consultants  
[brown-co.com](http://brown-co.com)