



Manor Street  
Sleaford

MOUNT & MINSTER

## DESCRIPTION

A unique opportunity to acquire a redundant office block which benefits from planning permission to convert to a substantial private residence with dedicated home-office space. The plot extends to approximately 0.41 acres (0.17 hectares) with the option for an additional 1.24 acres (0.50 hectares) available by separate negotiation.

Accommodation will include five reception rooms including a sitting room, lounge, dining room, breakfast room and gym. The first floor will benefit from five double bedrooms and four bathrooms including three ensuite. The master suite will also enjoy a dedicated dressing room. The property will also have a dedicated office space for working from home with two well proportioned spaces which would alternatively be suitable as games/hobby rooms.

## LOCATION

Ruskington is located 2.5 miles north of Sleaford, with the Cathedral City of Lincoln just 16 miles further north. Other major towns nearby include Newark and Grantham, both of which benefit from direct train links to London (approx 1 hour Grantham to King's Cross). Services in this large village include a supermarket, post-office, pharmacy, opticians, farm shop, a butcher, a baker, garden centre, petrol station, restaurants, hairdressers, coffee shops, florist and news agents.

## SCHOOLS

Ruskington has two primary schools: Ruskington Winchelsea Primary School and Chestnut Street Church of England Primary School. Winchelsea was judged to be at a good standard when it was inspected by Ofsted in 2013; at which time it had 156 pupils on roll. Chestnut Street School converted to an Academy in 2012 and at its latest Ofsted inspection it had 293 pupils on roll and was judged to be, again, at a good standard. Further Primary Schools are located in Digby, Dunston and Metheringham.

The nearby town of Sleaford has three secondary schools, each of which were rated at a good standard at their latest Ofsted inspections: Carre's Grammar School, Kesteven and Sleaford High School Selective Academy and St George's Academy. The grammar schools are based in Sleaford, however St George's operates across two sites, one of which is in Ruskington, where pupils are educated separately; the Sixth Form, however, is based solely at Sleaford.

## OUTSIDE

The property is currently accessed off Manor Street onto a tarmac driveway with parking for multiple vehicles. There is a lawned area to the front facing the highway and again a more substantial area to the rear of the plot. To the north of the property is a large tarmac pad as well as a large paddock (collectively approximately 1.24 acres), both deemed suitable for further development (subject to planning) and available by separate negotiation.

## PLANNING

Planning consent was granted (North Kesteven District Council Ref: 21/0612/FUL) dated 17/11/21 for change of use of the existing office premises to use as a single residential dwelling. A development pack is available upon request.

## SERVICES

All mains services are connected to the property.

## RATES

TBC

## ENERGY PERFORMANCE

Rating: TBC

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## PARTICULARS

Drafted and photographs taken following clients' instruction of December 2021.

## VIEWING

Strictly by prior arrangement with the Agents (01476 515329).

## POSTCODE (SAT NAV)

NG34 9ER

## ADDITIONAL INFORMATION

For further information, please contact Mount & Minster:

T: 01476 515329

e: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

## • Current Disused Offices

### • 5 Reception Rooms

### • 4 Bathrooms

### • Extensive Parking

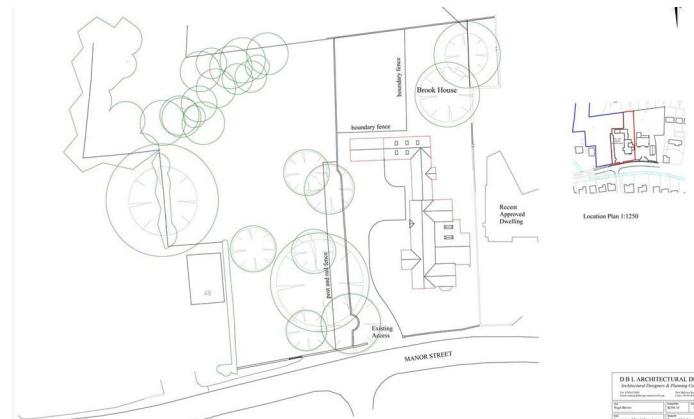
### • Additional Land Available

## • Planning Consent Granted

### • 5 Double Bedrooms

### • Home-Offices

### • Approx. 0.41 Acres



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