



Bidwell Lane

Clipsham, Oakham, LE15 7WQ

Price Guide £550,000

Richardson

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Nestled in the rural setting of Bidwell Lane, just a short distance from the popular village of Clipsham, this expansive agricultural barn presents a unique opportunity for those with a vision and development experience. The potential for transformation is immense, as the barn has Q Class Planning Permission to convert and remodelled to create 4 charming homes, each with its own private garden and parking, providing a perfect blend of countryside living and modern comforts. Surrounded by lovely countryside, the development would be conveniently accessible to local amenities and transport links.

Clipsham

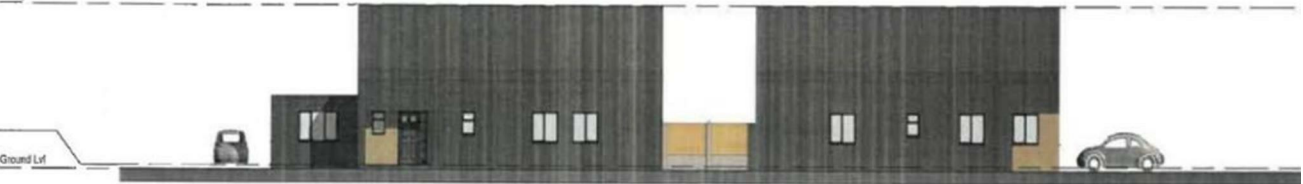
Is a historic and picturesque village located in the northeast of Rutland, England's smallest county. It is famous for its Clipsham stone, a high-quality limestone used in the construction and repair of iconic British landmarks like the Houses of Parliament, York Minster, and Windsor Castle. It is positioned in rolling countryside and yet is only 2 miles from the A1 both north and southbound and is equal distance (approximately 10 miles) from the historic market town of Stamford and Oakham, the County Town of Rutland. Apart from the renowned village pub The Olive Branch, that has historically held a Michelin star and was named Michelin Pub of the Year in 2008. The village also has Yew Tree Avenue: A unique 500-metre topiary avenue featuring over 150 yew trees, some over 200 years old, clipped into fantastic shapes. It was originally the carriage drive to Clipsham Hall. St Mary's Church is a Grade II* listed building dating back to the 12th century. The area is surrounded by former quarries and new developments like Clipsham Coronation Wood, a 220-hectare project by Forestry England to enhance local biodiversity.

Planning Permission

Rutland County Council under Town & Country Planning (General Permitted Development, England) order 2015 Schedule 2 Part 3 Class Q, Granted Permission for Proposed change of use of an agricultural barn to 4 dwellings, subject to conditions, under planning reference 2025/0008/PAD dated 28th February 2025. The planning information and drawings are available for inspection from Rutland County Council planning website.



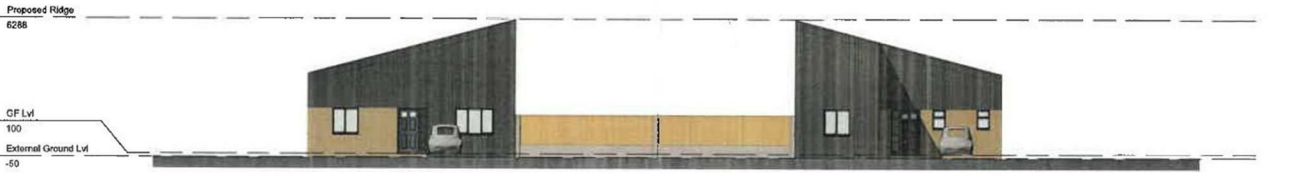
Proposed Elevations



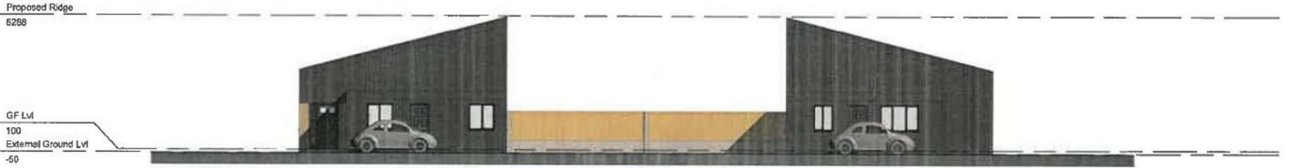
2 Proposed South Elevation
1:100



1 Proposed North Elevation



3 Proposed East Elevation
1:100



4 Proposed West Elevation
1:100



Proposed development

The plans show that the current agricultural barn is to be partly demolished and split into 4 properties each with private garden area and parking. The drawings currently show the layout as follows:

Plot 1: Extending to approximately 123 msq (1323 sqft) 4 bedrooms, 3 bathrooms, snug, lounge diner, kitchen, utility and WC.

Plot 2: Extending to approximately 111 sqm (1194 sqft) 3 bedrooms, 2 bathrooms, kitchen diner, utility and lounge

Plot 3: Extending to approximately 127 msq (1367 sqft) 3 bedrooms, 2 bathrooms, snug, lounge diner, kitchen, utility and WC

Plot 4: Extending to approximately 127 sqm (1367 sqft) 3 bedrooms, 2 bathrooms, snug, lounge diner, kitchen, utility and WC

Services

There is currently both mains water and electricity to the barn. Purchasers will have to rely upon their own investigations regarding the cost of any works required regarding these for the 4 units. Sewerage: it is envisaged that the site will have its own treatment system/plant. Due to the nature of planning we understand that there is no local authority CIL payment.

Reports

A visual inspection on the existing building was carried out by Setchfield Associates Ltd Consulting Civil and Structural Engineers in August 2024, with an email to confirm that from the visual inspection the existing building is in reasonable structural order and suitable for residential conversion.

Tenure

Freehold with vacant possession

Health & Safety

All viewers should note that this is an agricultural building and view the property and the surrounding area of the building at their own risk and neither the vendor nor the agents will be held responsible.

Agents Notes

All measurements are taken from architectural drawings and the illustrations are for visual effect only.

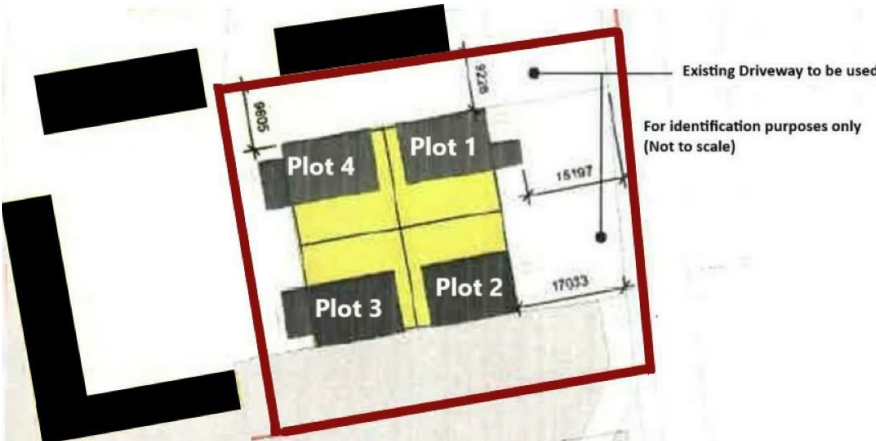
What3Words

stood.faded.pose

Viewings

By telephone appointment with Richardson: post@richardsonsurveyors.co.uk or Joint Agents Moores Oakham: office@moorestategents.com

Proposed Floorplans



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