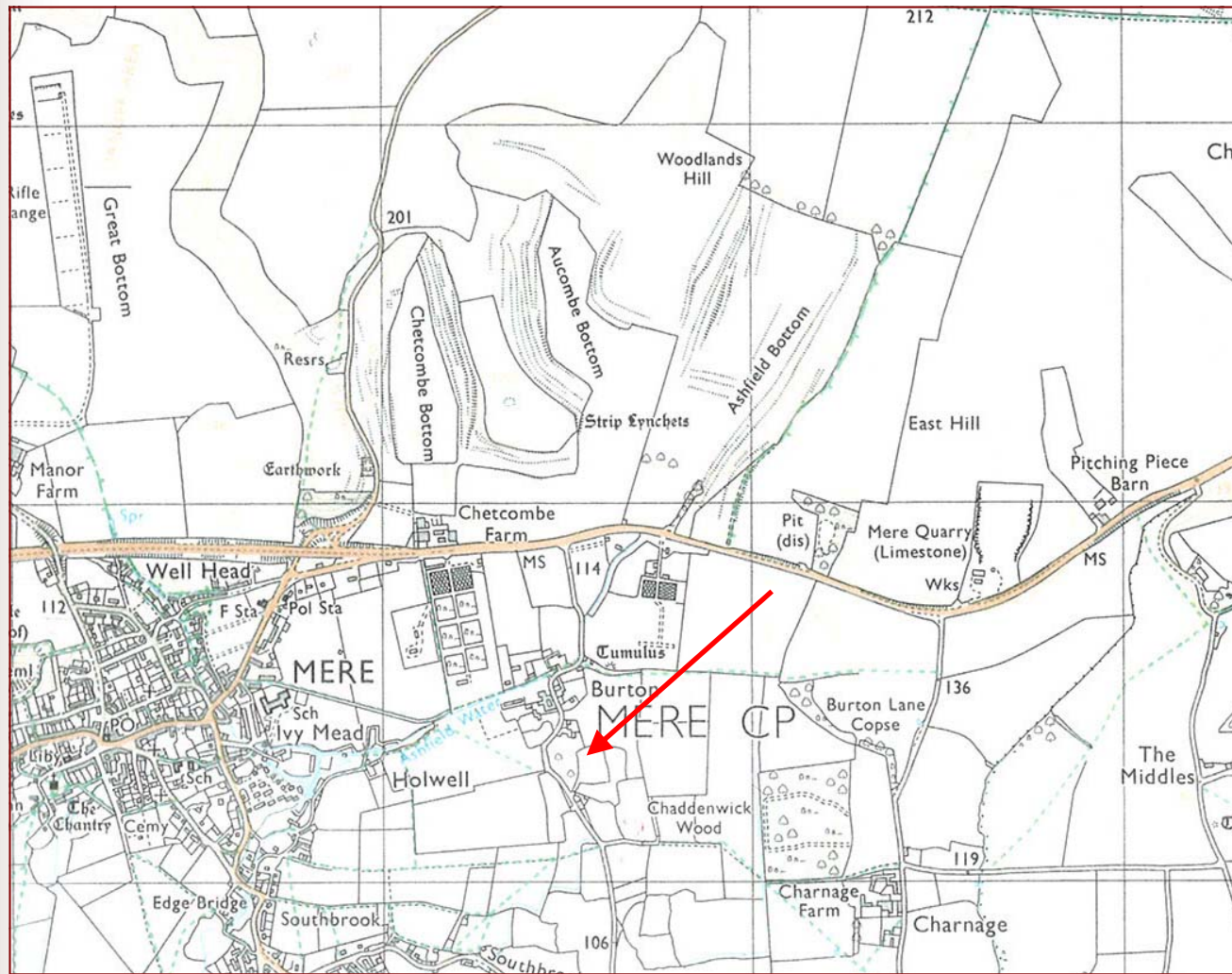


North & South Barns, Burton Grange, Burton, Mere BA12 6BR



Location Plan

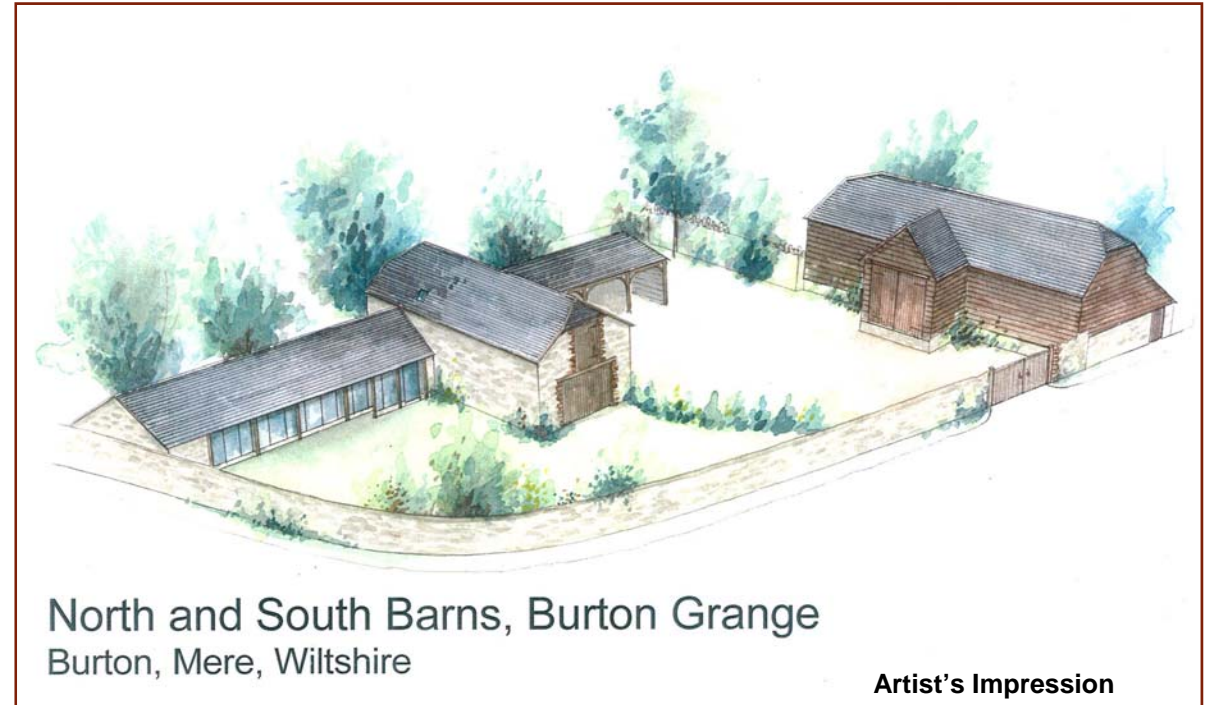


Agent's Note: Any plans which form part of these particulars are illustrative only and are not to scale

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Gilyard Scarth

**NORTH AND SOUTH BARNs
BURTON GRANGE
BURTON
MERE
BA12 6BR**



North and South Barns, Burton Grange
Burton, Mere, Wiltshire

Artist's Impression

Listed redundant agricultural barns with planning permission for residential and business use

Auction Price Guide £100,000 to £120,000
(V.A.T. will be added to the Sale Price)
(unless sold previously)

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement. The Owners have informed us that VAT will be charged on the sale price of the property.

**The Auction is to take place on Thursday March 25th 2010
at 3pm at The Sherborne Hotel, Horsecastles Lane,
Sherborne, Dorset DT9 6BB**

The Old Cycle Shop, Long Street
SHERBORNE
Dorset DT9 3BS
TEL 01935 817360 Fax 01935 817354
sherborne@gilyardscarth.co.uk

The Old Wine Merchants, 25 High Street
SHAFTESBURY
Dorset SP7 8JE
TEL 01747 851122 Fax 01747 851113
shaftesbury@gilyardscarth.co.uk

The Old Pine Shop, High Street,
GILLINGHAM
Dorset SP8 4QT
TEL 01747 825533 Fax 01747 826000
gillingham@gilyardscarth.co.uk

Associated Office
The Old Coffee Tavern, Salisbury Street
MERE
Wiltshire BA12 6HA
TEL 01747 860372 Fax 01747 861120
mere@gilyardscarth.co.uk

gilyardscarth.co.uk rightmove.co.uk

ESTATE AGENTS | CHARTERED SURVEYORS | AUCTIONEERS | COMMERCIAL AGENTS | LETTING AGENTS

For Sale by Auction

North & South Barns, Burton Grange, Burton, Mere BA12 6BR

DIRECTIONS

Heading east along the A303 take the first turning right after passing the exits to Mere signposted to Burton. Proceed along this road for approximately half a mile into the hamlet of Burton where the Barns will be found immediately after passing restored Mill buildings. Please refer to the Location Plan contained in these details for further assistance.

SITUATION

The Barns are located within the small rural hamlet of Burton, which is approximately one mile to the east of Mere. There are a wide range of business, retail and recreational facilities in Mere with more extensive amenities available in the nearby larger towns of Gillingham and Wincanton. There is a mainline railway station in Gillingham with regular services to London Waterloo.

PROPERTY DESCRIPTION

North and South Barns stand on a site that amounts to approximately .27 acre with a substantial stone boundary wall to the public lane. Formal consent has been granted for alterations to the boundary walling and the formation of a new vehicle access point as illustrated by our drawing No. 04 287 - 6.

North Barn, the subject of planning consent for residential conversion is constructed in stone under a pitched slate roof with a single storey extension in stone, formerly an open fronted shelter. The converted property will provide some 195²m (2100 sq. ft.) of accommodation on two levels as illustrated by drawing No. 04 287 - 3 Rev B.

South Barn is also constructed in stone elevations under a pitched slate roof being the subject of planning consent for B1 usage to be used only in conjunction with the main dwelling. When converted it will provide some 167²m (1800 sq. ft.) of business accommodation including an area for a W.C. and kitchen as illustrated by our drawing No. 04 287 - 2 Rev C.

Both buildings will require extensive repair and reconstruction but provide the basis for a spacious character home together with a business venue.

The accommodation scaled from approved drawings No. 04 287 - 3 Rev. B and 04 287 - 2 Rev. C comprises:

NORTH BARN 195m² (2100 sq. ft.)

Ground Floor

Open Plan Living Room, Dining and Kitchen 16.7m x 4.25m (54.10 x 14.0)
Utility Room 3.50m x 1.65m (11.6 x 5.5)
Bedroom 1 4.75m x 3.25m (15.7 x 10.8)
Bedroom 2 3.50m x 3.50m (11.6 x 11.6)
Cloakroom/W.C.

First Floor

Bedroom 3 4.80m x 3.90m (15.9 x 12.10)
Bedroom 4 2.90m x 2.90m (9.6 x 9.6)

SOUTH BARN 168m² (1800 sq. ft.)

Main Barn internal area = 150m (1614 sq. ft)
Additional area with kitchenette, entrance lobby and W.C.

SERVICES

Mains water, drainage and electricity are available to the site.

TENURE

The site is freehold.

PLANNING

North & South Barns, Burton Grange, Burton, Mere BA12 6BR

Planning Consent was granted by Salisbury District Council on the 28th March 2007 under application number S/2006/1644, subject to conditions. The application was for full planning permission to convert "Barns to Living/work Unit".

Amongst other conditions, Condition 11 on the planning certificate states:-
"The occupation of the dwelling/living space hereby approved shall be limited to a person solely or mainly employed or last employed in the business occupying the converted South Barn, or widow or widower of such person, or any resident dependants".

Listed Buildings Consent was granted by Salisbury District Council on 27th September 2006 under application number S/2006/1645 for the Barn conversion and further amended on the 25th May 2007 for "demolition and rebuilding the roadside wall" to meet Highways requirements.

Local Authority: Salisbury District Council, 61 Wyndham Road, Salisbury, Wilts SP1 3AH . Tel. 01722 434541

As the Planning Consents have either expired or are about to expire, the current owners, The Duchy of Cornwall, have applied for an extension of these consents. If formal extension of these permissions has not been obtained by the auction date, then the contract of sale will include a 'get out' clause should the appropriate planning not be forthcoming prior to completion. In the event of any non-completion for this purpose all deposits paid at the exchange of contracts will be refunded.

AUCTION GUIDE PRICE

£100,000 to £120,000

FURTHER INFORMATION

Further details including copies of the Planning Permission and the Listed Building Consent and various drawings including site layout and floor plans are available at the Agents Gilyard Scarth's offices in Sherborne.

A full Information Pack is available via the Vendors' Solicitors:

Ms Kate Chatters kec@farrer.co.uk
Farrer & Co., 66 Lincoln's Inn Fields, London WC2A 3LH
T: 0207 242 2022 F: 0207 242 9899 DX: 32 Chancery Lane

VIEWING

By appointment through sole agents the Auctioneers. As the site is open, viewings are permissible during daylight hours, on an unaccompanied basis. However, as both buildings are in a dilapidated condition, extreme care must be taken when visiting the site. Neither the vendors or their agents accept liability for any injury caused for whatever reason whilst on the property.

STATUTORY UNDERTAKERS

Southern Electric, PO Box 514, Basingstoke, Hants RG21 8WS. Tel. 0845 7252526
Wessex Water, Claverton Down Road, Claverton Down, Bath, BA2 7WW. Tel: 01225 526000

VAT

Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement. The Owners have informed us that VAT will be charged on the sale price of the property.

Agents Note

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