



Highfields Barns, The Nook, Croxton Kerrial

Guide Price **£450,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Highfields Barns, The Nook

Croxton Kerrial, Leicestershire

Opportunity to convert 6 traditional barns into characterful homes, retaining original features, in a rural village setting. Includes threshing barn, dairy block, and historic buildings.

Council Tax band: TBD

Tenure: Freehold

- Rural development opportunity
- Class Q planning permission granted for the conversion of agricultural buildings into 6 dwellings
- Rural location with convenient access to major transport links
- An opportunity to retain the rural character and traditional features of the existing buildings.
- Traditional stonework complemented by later red brick elevations
- Viewing strictly by appointment
- Planning Application Reference: 25/01294/GDOCOU (approval for conversion of into 6 dwellings)
- Total habitable area 4366 square feet
- Barn 1 - 548 ft²
- Barn 2 - 688 ft²
- Barn 3 - 543 ft²
- Barn 4 - 753 ft²
- Barn 5 - 753 ft²
- Barn 6 - 1291 ft²





Description

Highfields Barns offers the opportunity to create six individual homes through the sympathetic conversion of traditional agricultural buildings. The scheme includes a former threshing barn, dairy range and associated extensions, retaining their historic character and traditional features. The threshing barn, dating broadly from 1780–1850, is constructed principally of coursed limestone and is proposed to form two dwellings.

The former dairy range incorporates traditional stonework, later brickwork and an asymmetric roof, providing further residential accommodation. Traditional timber roof structures, trusses, purlins and rafters are retained, alongside features reflecting the buildings' agricultural heritage. The development combines the character and architectural qualities of traditional farm buildings with modern residential living in an attractive rural setting.

Location Summary

Croxton Kerrial is a highly regarded rural village in north-eastern Leicestershire, within the attractive Vale of Belvoir, approximately 10 miles from Melton Mowbray and 8 miles from Grantham. The village offers a peaceful countryside setting, strong community spirit and traditional character, with attractive period properties, cottages and modern homes. Local amenities include a village hall, playing field, children's play area, doctor's surgery and Church of England primary school.

Nearby Melton Mowbray and Grantham provide extensive shopping, leisure, education and recreational facilities, with excellent walking and cycling available locally. The A607 provides convenient road links, while Grantham offers mainline rail services to London King's Cross and other major centres. Croxton Kerrial therefore combines attractive rural village living and countryside surroundings with convenient access to the wider East Midlands.

Services

Electricity and water and drainage to the site.

Rights of Way, Easements and Wayleaves

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements. It is for the purchaser to satisfy their enquiries of the routes thereof.

Tenure

The land and buildings being offered are freehold.

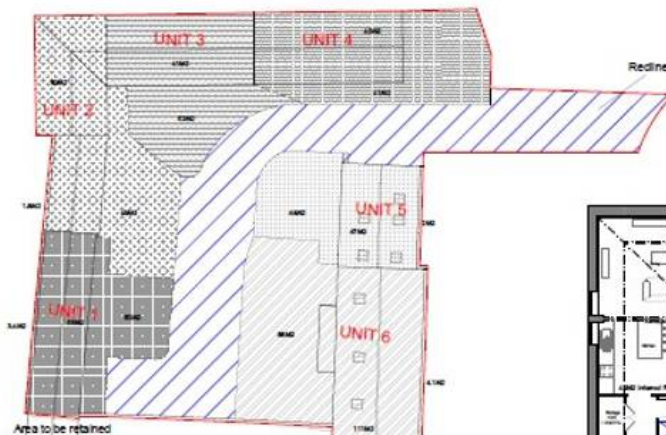
Method Of Sale

The land and buildings offered are sold by private treaty.

Site Visits

Viewings on an appointment basis only Andrew Granger Land and New Homes request that all parties wishing to view the property contact us directly to book an appointment.





Redline showing Hatched Access from all dwelling to highway Area NOT included the Site curtilage

DAIRY BLOCK A

TOTAL Building FA 271M²

UNIT 1: 1 Bedroom 2 persons: 71 F A 57M²
UNIT 2: 2 Bedroom 3 persons: 71 F A 69M²
UNIT 3: 1 Bedroom 2 persons: 71 F A 50M²
UNIT 4: 1 Bedroom 2 persons: 71 F A 50M²
TOTAL: 1 F A 270M²

THRESHING BARN BLOCK B

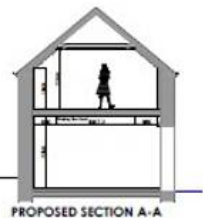
TOTAL Building FA 150 M²

UNIT 5: 2 Bedroom 3 persons: 71 F A 70 M²
UNIT 6: 3 Bedroom 3 persons: 71 F A 120M²
TOTAL: 1 F A 190 M²

UNIT 5: 10 M² of floor area ceiling under 2.3m, therefore + 15% to above 2.3m
UNIT 6: 45 M² of floor area ceiling under 2.3m, therefore + 15% to above 2.3m

PROPOSED BLOCK PLAN Curtilage

Unit 1	External footprint: 55M ²	Area land associated 53.5M ²	Total Curtilage 108.5M ²
Unit 2	External footprint: 80M ²	Area land associated 61.8M ²	Total Curtilage 141.8M ²
Unit 3	External footprint: 61M ²	Area land associated 53.5M ²	Total Curtilage 114.5M ²
Unit 4	External footprint: 62M ²	Area land associated 61M ²	Total Curtilage 123M ²
Unit 5	External footprint: 47M ²	Area land associated 49M ²	Total Curtilage 93M ²
Unit 6	External footprint: 112M ²	Area land associated 92.1M ²	Total Curtilage 204.1M ²



PROPOSED SECTION A-A



PROPOSED SECTION B-B



Rev F 01/06/2025 Text revised
Rev E 15/06/2025 Room Standards revised
Rev D 21/04/2025 Room Standards revised
Rev C 17/02/25 Car park spaces added
Rev B 15/01/25 Redline and curtilage amended

DO NOT SCALE. ALL DIMENSIONS
MUST BE CHECKED ON SITE.

This drawing is intended for use as a guide only. It is not to be used as a basis for construction. The client is responsible for ensuring that the drawing is used in accordance with the relevant building regulations.

Client: BELVOIR ESTATES

Job Title: Conversion of existing Agricultural Building to six dwellings

Drawing Title: Proposed Layout & Block Plan

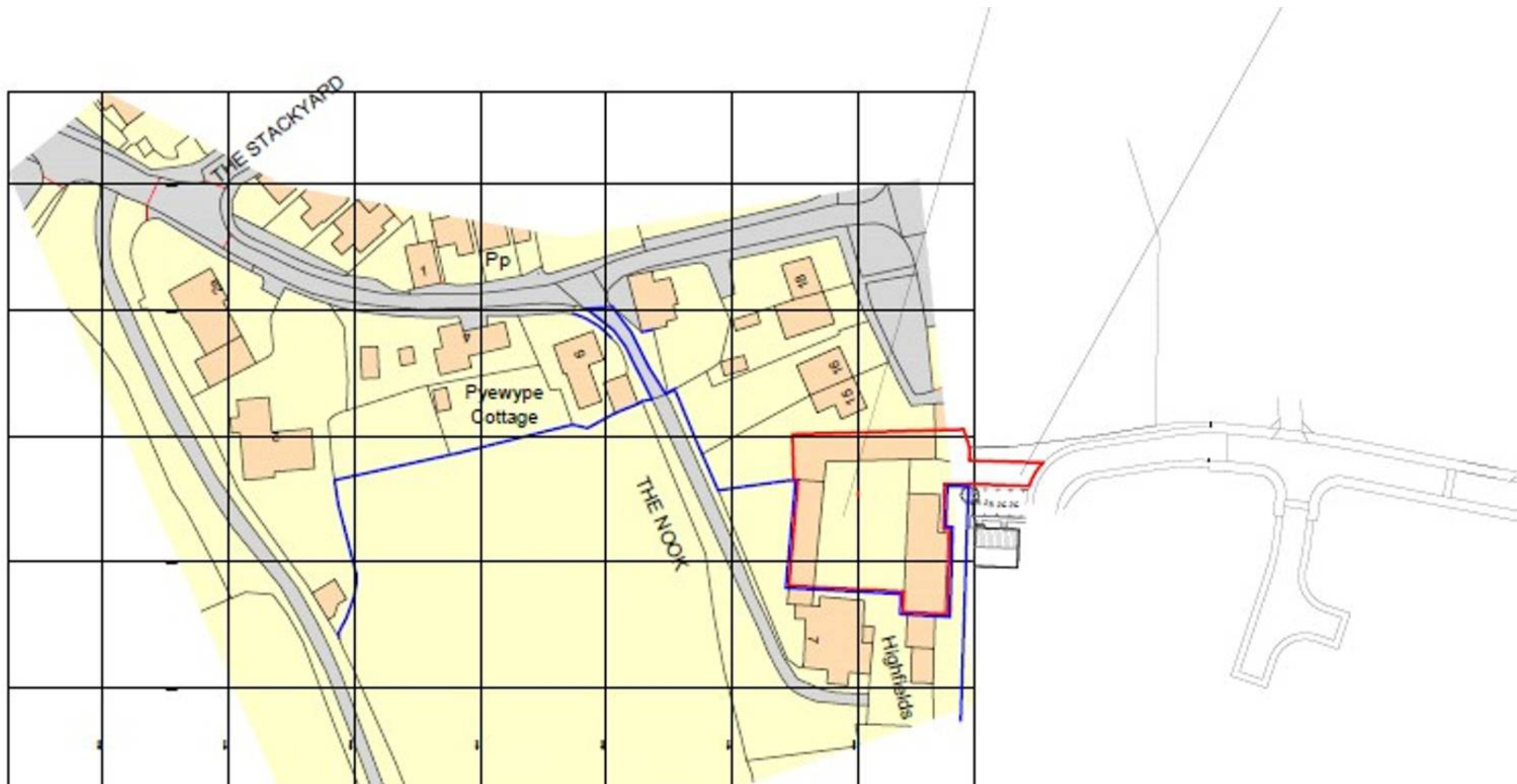
Site Address: Highfields Barns
Croxtan Kemel

NG32 1QX

Scale: 1:100 Date: 10/10/2024 Drawn by: F
33 041 003

REMARKS: HOUSE
MARKED:
LONG BEYOND
NOTIFICATION
NG31 5R

PLAN-IT
DESIGN



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