



Hunt Estates

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Outbuilding & Field, The Mount, Trinity

Offers Over **£350,000**

Potential development opportunity subject to obtaining the necessary permissions.

This rural granite outbuilding, currently used for storage, sits in an elevated position immediately adjacent to a 2.2 vergee (c.1 acre) field which has approval for equine grazing, horticultural use or orchard.

The outbuilding comprises two small separate rooms with vaulted ceilings. One of the rooms has an existing fireplace. The separate rooms are linked by a concrete base and a granite wall that shows markings of their previously being a roof covering. The outbuilding is not subject to Heritage listing and a pre-planning application in 2023 has established that conversion to residential use may be considered.

The existing foul water drainage serving a nearby property, already routes beneath the field adjacent to the outbuilding and the contract of sale provides the right to connect to that existing service.

A gently upward sloping driveway leads from the parking area of an adjacent property to the front of the outbuilding, with legal right of access for all purposes. A separate farm track leads from the public road to the field, with a track continuing around three sides of the field to the outbuilding, with access rights for agricultural purposes only.

Viewing strictly by appointment.

INFORMATION

No electricity currently on-site

No water supply currently on site but mains water supply close by

Mains foul water drains not connected but routing beneath field being sold

Contract of sale provides for connection to mains drains

Freehold













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