

TRE ESSEY CROSS BUILDING
LLANGROVE, HR9 6PJ



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

SOUTH HEREFORDSHIRE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**TRE ESSEY CROSS BUILDING
LLANGROVE, ROSS ON WYE
HR9 6PJ**



A UNIQUE RED BRICK BARN (60' x 60') WITH PLANNING CONSENT
FOR CONVERSION INTO TWO STOREY RESIDENTIAL PROPERTY

SET IN 0.35 ACRES
WITH OUTSTANDING VIEWS ACROSS SOUTH HEREFORDSHIRE

FOR SALE BY INFORMAL TENDER

Tender Deadline: 20th June 2024

Tender to be submitted to: RG and RB Williams, Ross Auction Centre, Netherton Road, Ross on Wye, HR9 7QQ

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The development site is a former agricultural building set in open countryside. The nearest village of Llangrove is situated approximately 1.5 miles away, within walking and cycling distance, which offers the following facilities: Primary School, Public House Community Hall, and Church. The site is served by two existing agricultural access points which connect with the adopted road to the north west and north of the site. Llangrove is served by bus routes connecting with surrounding villages as well as the city of Hereford.

DIRECTIONS

From Hereford take the A49 towards Ross on Wye, beyond Harewood End turn right onto the A4137 and after about three miles turn right to Llangarron. Pass through Llangarron towards Llangrove and after about 1.25 miles turn left at the T junction, after 1 mile turn right and the property will appear on your right hand side after 1.5 miles.

WHAT 3 WORDS

cupboards.reason.removal.

GRID REFERENCE

SO 508 214.

TENURE

Freehold with vacant possession upon completion of sale.

COUNCIL TAX

Not applicable.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

SERVICES

Mains water and electricity are understood to be available at the site. There is no private drainage connected to the property presently. The site is not understood to be served by mains gas or sewerage. Accordingly, the developments drainage proposal includes for a non-mains drainage system and the scheme presents opportunities to incorporate renewable heating technologies.

LOCAL AUTHORITY AND PUBLIC UTILITIES

Council: Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Water: Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY.

Electricity: National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

EPC

Not applicable.

MONEY LAUNDERING

As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

OVERAGE

There will be no overage associated with the sale of the property.

VIEWING

Strictly by appointment with the Agents.

HEALTH AND SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

PARTICULARS OF SALE
TRE ESSEY CROSS BUILDING
TRE ESSEY CROSS
LLANGROVE
HR9 6PJ

TRE ESSEY BUILDING IS A UNIQUE RED BRICK BARN WITH PLANNING CONSENT FOR CONVERSION INTO TWO STOREY RESIDENTIAL PROPERTY



DESCRIPTION

The property comprises a single traditional red brick agricultural building with planning permission for conversion into a residential dwelling. The site also comprises an excellent entrance driveway surrounded by approximately 0.35 acres of land.

Tre Essey Farm building is four bay concrete portal frame building, with red brick elevations under a fibrous cement roof. The building is fully enclosed with accessed gained via a pair of guillotine doors.

The building is accessed via a stone trackway leading off an unclassified council highway. The building was previously used for agricultural purposes. As at 16th February 2023 full planning was granted for residential conversion into a six bedroom two story dwelling.

PROPOSED ACCOMMODATION

The site of the former agricultural building has planning consent for one dwelling. The proposed scheme would create a six bedroom dwelling through the conversion of a traditional building with a sympathetically designed new dwelling.

ACCESS

The existing access serving Tre Essey Buildings is via a private stone trackway leading off an unclassified council highway.

PLANNING

The Local Planning Authority is Herefordshire Council. Planning Consent was granted on 16th February 2023, a copy of the Decision Notice is contained within the available information pack.

The application that has been approved is detailed below: P230456/PA4–Barn at Tre Essey Cross, Llangarron, Ross-on-Wye, HR9 6PJ
DESCRIPTION: Prior notification for proposed change of use of an agricultural building to a larger dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion.



Please see the proposed scheme drawings for further information. Parties may wish to discuss the scheme with James Spreckley who has developed the scheme to date alongside.

INFORMATION PACK

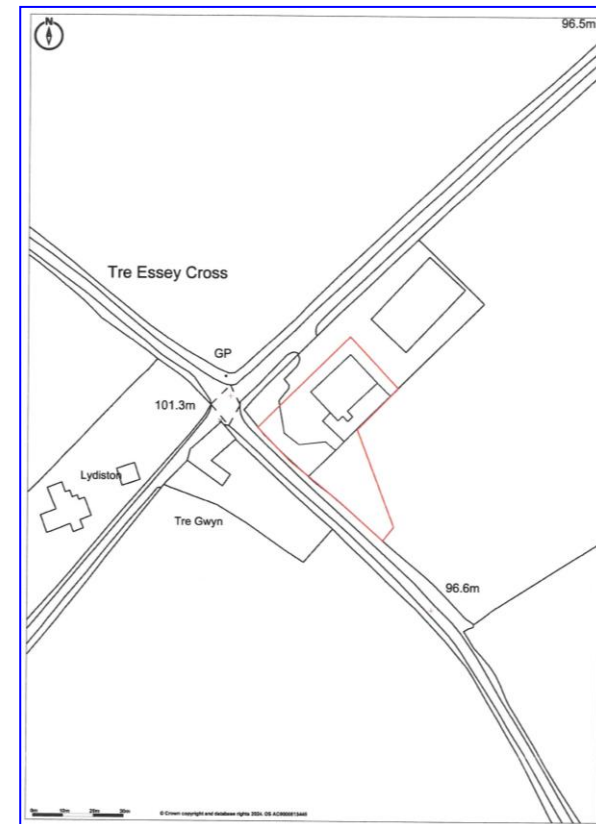
An 'Information Pack' has been prepared that provides detailed information on planning, services, drawings and other reports. Access to the Information Pack can be provided upon request.

BOUNDARIES

The purchaser will be responsible for erecting and maintaining a pet and stock proof boundary around the site within three months of purchase.

SITE PLANS

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.



DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED (CHANGES OF USE)

Applicant: Mr Brian Powell C/o Agent	Agent: Mr James Spreckley MRICS James Spreckley Ltd Brinsop House Brinsop Hereford HR4 7AS
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Application code: 230456	
Date of receipt of application: 8 February 2023	Grid ref: 350813, 221468

Proposal:

SITE: Barn at Tre Essey Cross, Llangarron, Ross-on-Wye, HR9 6PJ
DESCRIPTION: Prior notification for proposed change of use of an agricultural building to a larger dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion.

Determination under Part 3 of Schedule 2

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that:-

PRIOR APPROVAL IS GRANTED, subject to conditions:-

The development shall be carried out in accordance with the details approved by the local planning authority unless the local planning authority and the developer agree otherwise.

1. Development under Class Q is permitted subject to the condition that development under Class Q (a), and under Class Q (b), if any, must be completed within a period of 3 years starting with the date of this approval.

Reason: In accordance with Condition (3) as outlined under Conditions of Class Q under Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. 1895.00; 1895.03; 1895.04A; Planning Statement, 8 Feb 2023.) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.
3. Prior to the occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. The covered and

secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the occupation of any of the dwelling houses hereby permitted. Thereafter these facilities shall be maintained.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

4. Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking and turning of 2 cars which shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

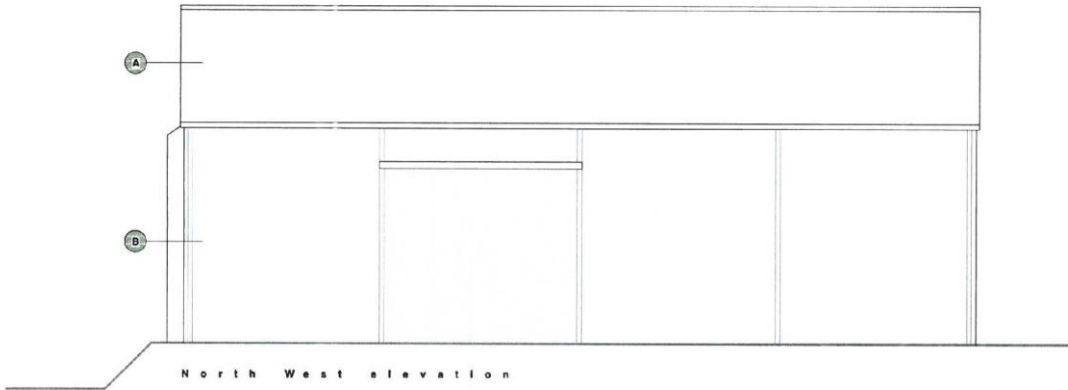
Informatives

1. The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended) and the Habitats and Species Regulations (2019 as amended), with enhanced protection for special "Higher Status Protected Species" such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained. If any protected species or other wildlife is found or disturbed during works then all works should stop and the site made safe until professional ecology advice and any required 'licences' have been obtained. Any additional lighting should fully respect locally dark landscapes and associated public amenity and nature conservation interests.
2. The applicant's attention is directed to the fact that the site lies within the River Wye catchment of the River Wye Special Area of Conservation (SAC) and therefore the Conservation of Habitats and Species Regulations 2017 are applicable. The development should not begin until the applicant has applied for and obtained the approval of the Local Planning Authority in accordance with Section 77 of the Conservation of Habitats and Species Regulations 2017

Planning Services
PO Box 4
Hereford
HR4 0XH

Date: 17 March 2023

SIMON WITHERS
DEVELOPMENT MANAGER



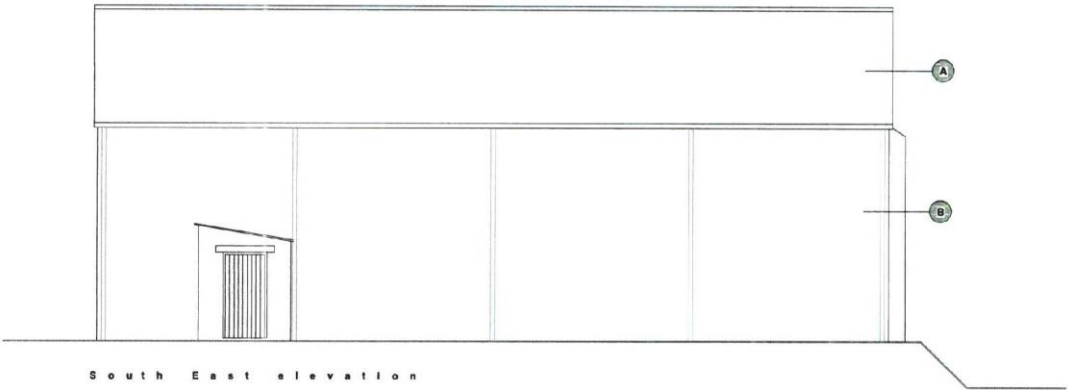
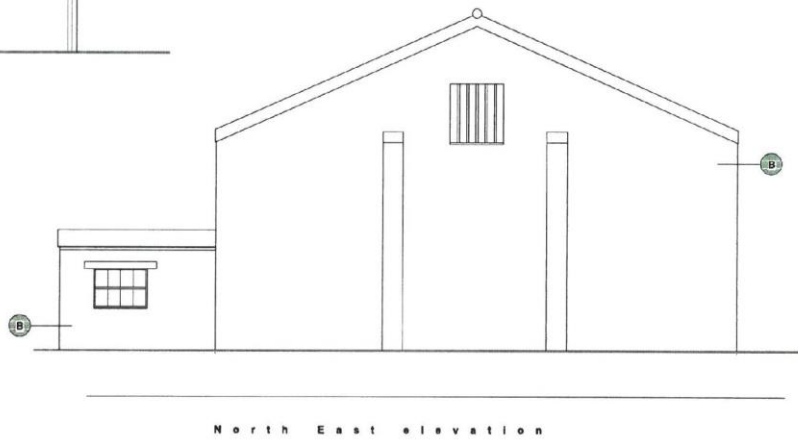
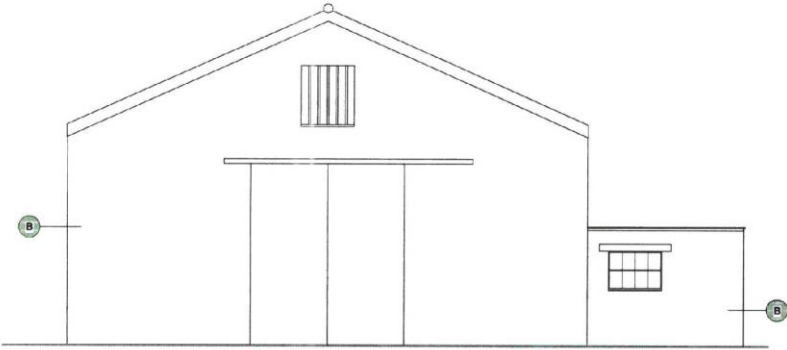
- A** Profiled cement sheeting
- B** Brickwork

Generic Notes

- 1 CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE MADE KNOWN AS SOON AS POSSIBLE.
- 2 DO NOT SCALE FROM THIS DRAWING. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. DIMENSIONS FIGURED ARE TO THE NEAREST 5MM.

Project Notes

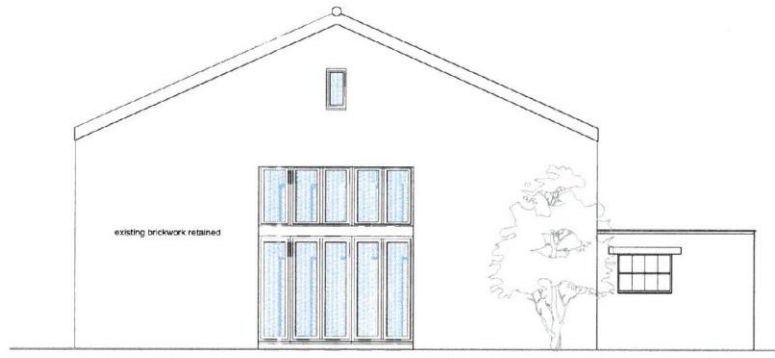
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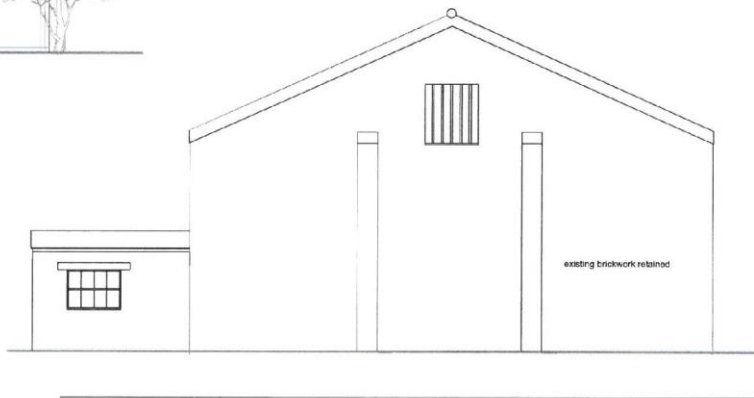
<p>JAMES SPRECKLEY ARCHITECT</p> <p>Proposed conversion of barn at The Exeary Cross, WIS SPA. Elevations as existing.</p>	<p>1 This is not a complete working drawing for Planning and Building Regulation use only. Additional information may be required on the work proposed.</p> <p>2 This is a scheme based on an enlarged D.D. section and as such is subject to a site survey.</p> <p>3 Sections and ground investigations were not available at the time of this drawing.</p> <p>4 Crown Copyright Reserved. This drawing is for use only with named site and its design.</p>	<p>December 2022 Scale 1:100 @ A3</p> <p><input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> For Issue <input type="checkbox"/> Revised</p> <p>Drawing No: 1895.02</p>
	<p>1895.02</p>	



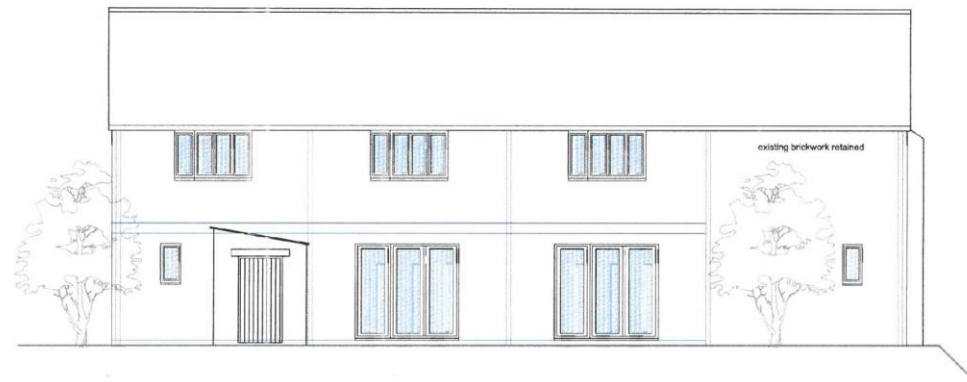
North West elevation



South West elevation



North East elevation

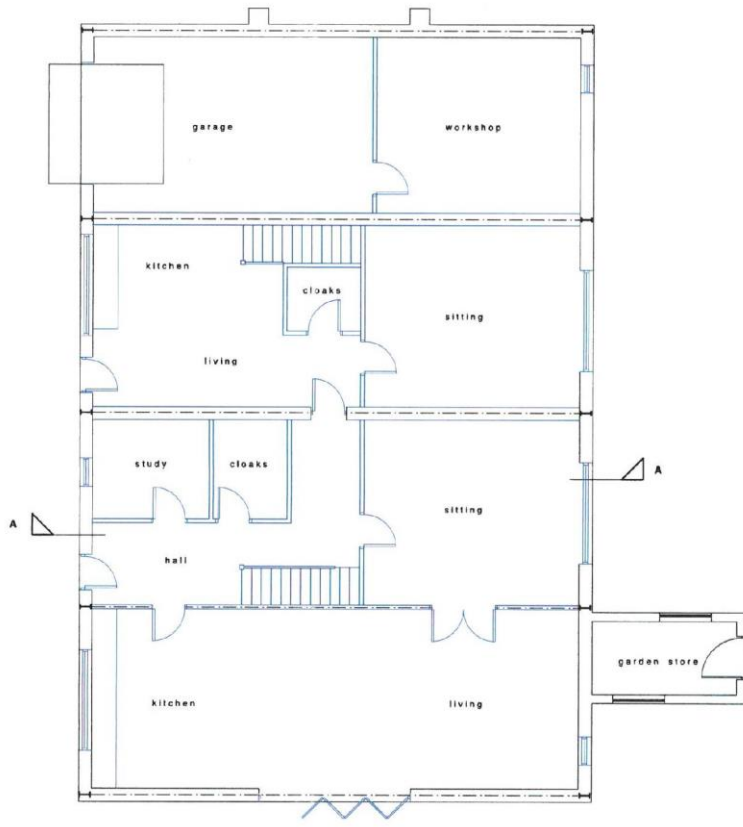


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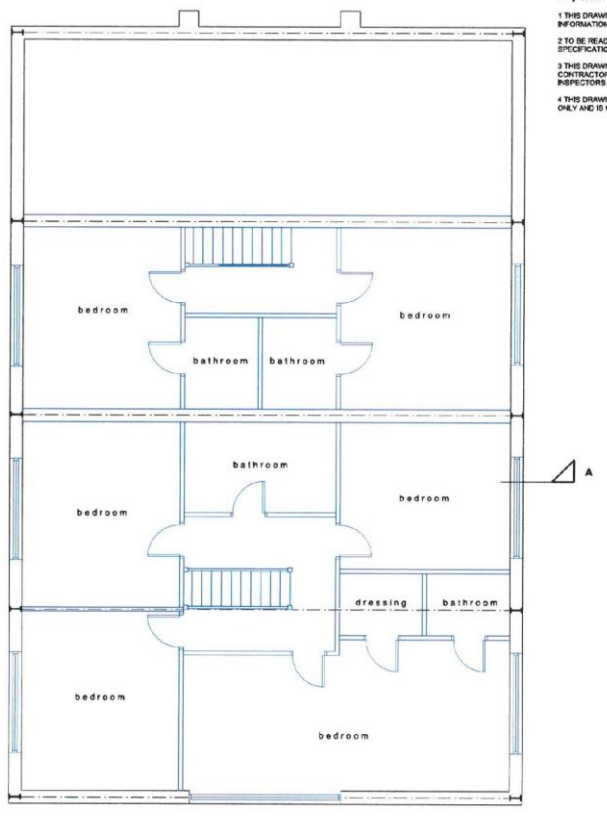


A - Notation added - March 2023

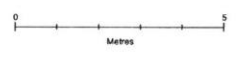
<p>JAMES SPECKLEY ARCHITECTS</p> <p>Proposed conversion of barn at Tre Essey Cross, RD 67J.</p> <p>Elevations as proposed.</p>	<p>0 5 Metres</p>	<p>This is not a complete working drawing for Planning and Building Regulation use only. Additional information may be required by the work proposed.</p> <p>This is a scheme based on an intended site survey and is subject to a site survey.</p> <p>Site visits and ground investigations were not available at the date of this drawing.</p> <p>Drawn Copyright Reserved. This drawing is for use only with consent and is a copyright.</p>	<p>December 2023 Scale 1:100 @A3</p> <p><input type="checkbox"/> Preliminary <input type="checkbox"/> Final issue <input type="checkbox"/> Revision</p> <p>Drawing No 1895.04A</p>
	<p>James Speckley Architects 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>		



Ground floor plan



First floor plan



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 JAMES SPRECKLEY ARCHITECT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	Proposed conversion of barn at The Grange, 1885, 1892. Floor plan as proposed.	This is not a complete working drawing for Planning and Building Regulations use only. Additional information may be required on the work proposed. This is a scheme based on an enlarged D.M. survey and as such is subject to a site survey. Dimensions and ground investigations were not verified at the date of this drawing. Crown Copyright Reserved. This drawing is for use only with revised site and to copyright.	December 2002 Scale 1:100 @ A3 <input type="checkbox"/> Preliminary <input type="checkbox"/> Final issue <input type="checkbox"/> Revision Drawing No. 1895.03
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