

3. Description of the Proposal

In 1978 Planning permission was granted at Lathe Barn for a Tearooms and Living accommodation. The original owners lived upstairs and in two rooms downstairs. Over the next twenty years Lathe Barn grew into a successful Children's Farm as well as a Tearooms. We purchased Lathe Barn as a going concern from the original owners in 2000. We continued to live at our own home a mile and a half away. The upstairs rooms – 3 bedrooms (1 very small) and a bathroom were made into a 'flat' where a single gentleman lived paying Band A rates. He had no front door of his own, very little cooking facilities and had the use of the washing machine. The downstairs rooms were the Tearooms.

We worked very hard over the next years building Lathe Barn up but then in 2016 we decided to retire and Lathe Barn was put up for sale with us finishing in December 2016. We had very little interest and were pleased when a couple offered to rent it from April 2017 and pay a deposit, with the intention of purchasing by January 2018. This never happened and they left in August 2017 only having paid us rent for the five months. They lived upstairs and used one lounge downstairs sharing the kitchen with the tearooms.

With still not much interest we agreed to lease it to another local couple for two years hoping they could afford to buy it after that. After one year they were unable to make it pay or get a loan so left in November 2018. They had managers living upstairs and in the downstairs lounge again.

We have had little to no interest in buying Lathe Barn tearooms and Children's Farm as a going concern and we realise the reality of someone buying it and carrying on as we did is not going to happen. Apart from anything else there is no goodwill left and the financial burden keeping an empty property is beginning to affect us.

We now have a couple who have a large family of their own and foster three children and would like to buy Lathe Barn. It is ideally suited to all their needs and we would love them to have it. They would be able to get a better mortgage offer if they were not buying a business property. It would need to go back to a house in its entirety, hence the need to change of use from business to residential.

It is very sad to see Lathe Barn empty and we would love someone to have it and make a lovely home from it as soon as possible.



1.5.19.