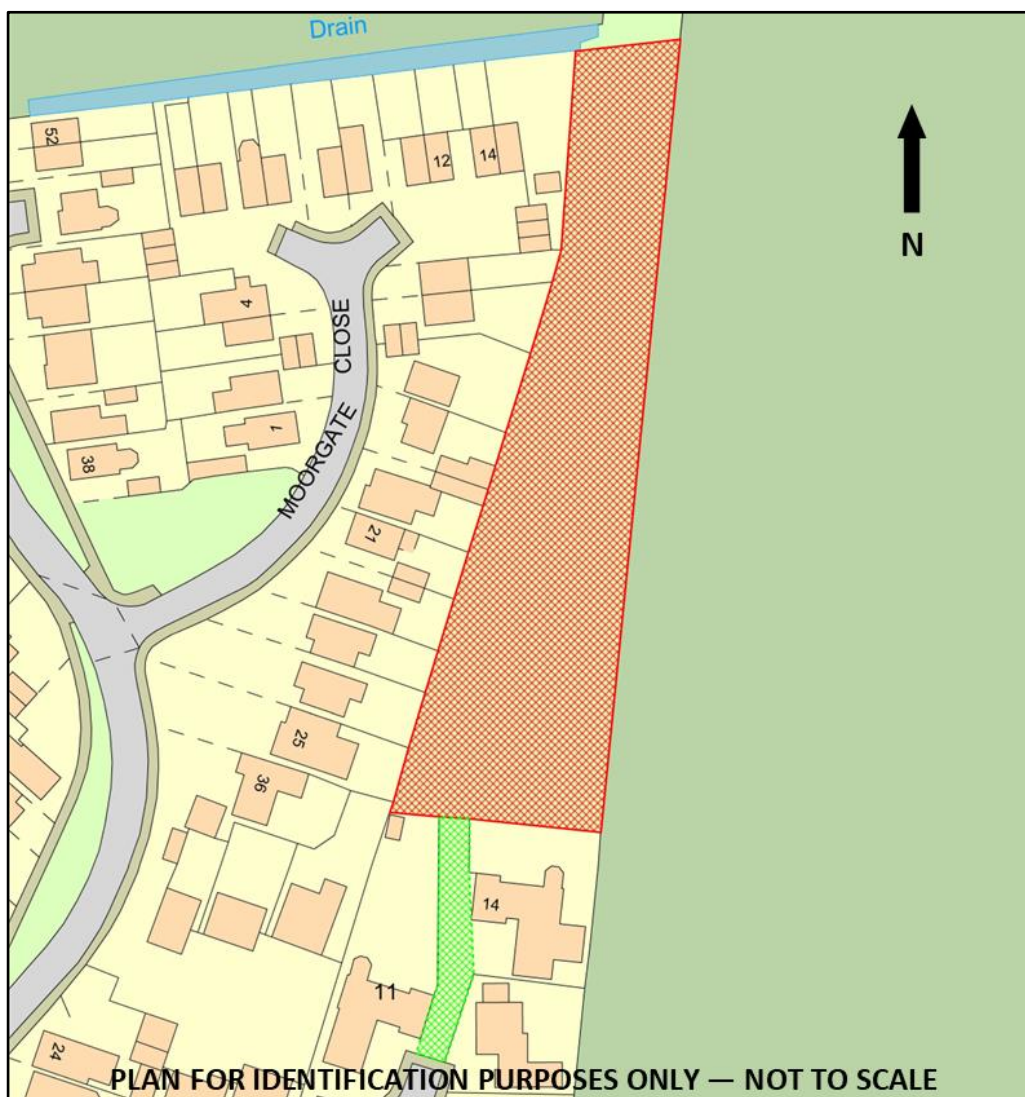


EST 1770



Longstaff^{.COM}

BOURNE COMMERCIAL: 01778 420406 www.longstaff.com



Residential Development Site - For Sale

Station Road, Morton, Bourne. PE10 0NL

Guide Price - £345,000 Freehold

Residential development site with
Outline Planning Permission for three dwellings.
The site extends to approximately 0.29 hectares (0.71 acres).

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



DIRECTIONS

Proceed north from Bourne along the A15 and turn right (east) into Morton. Proceed along High Street and along the right-hand (south) side of the Church. Proceed along Station Road and the Old Station Yard is the last turn on the left-hand side. Proceed through the Old Station Yard and the access to the site is located between numbers 11 and 14 Old Station Yard at the north end of the development.

DESCRIPTION

The site, which is generally level, was once part of the Old Station Yard and railway but it has more recently been used for the storage of machinery. The site is bordered by existing residential development to the south and west and open countryside to the east. The uninterrupted views to the east provide a spectacular outlook across the fenland landscape.

PLANNING PERMISSION

Outline Planning Permission for the erection of three dwellings, with detached garages, was granted on 26th June 2020 – planning reference S18/1869.

Planning documents can be downloaded from the South Kesteven District Council website - PL reference APP/E2530/W/20/3246709 Land north of Nos 11 and 14 Old Station Yard, Morton PE10 0NL.

ACCESS

The site has the benefit of a vehicular access leading between numbers 11 and 14 Old Station Yard. The access roadway is owned by 14 Old Station Yard, although there is a right of way in favour of the site. Maintenance of the access roadway is to be split between the owner of the site and the owner of 14 Old Station Yard.

SERVICES

There is a right to connect to services, although interested parties are encouraged to make their own enquiries in relation to the availability, provision and cost of supplying services to the site.

RESTRICTIVE COVENANTS

1. The purchaser will covenant not to use or permit to be used the land or any buildings from time to time erected thereon:
 - a) For the breeding of cats or dogs whether or not in the course of business.
 - b) In any way which may cause or become a nuisance to the vendor or its successors in title.
2. The land is not to be used for any “intensive systems” or husbandry for animal rearing or keeping (as identified in the Welfare of Livestock Regulations 1994).
3. No right of way will be granted over the seller’s retained land.

BOUNDARIES

Interested parties are responsible for familiarising themselves with the boundaries of the site. Any plans are provided for indicative purposes only and are not to scale.

FENCING

The buyer will be responsible for erecting a wooden post and three rail fence (to at least 1.2m in height) along the North boundary of the site within three months of completion.

VAT

Should the sale of the land or any right attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the Buyer(s) in addition to the contract price. The seller’s accountant is in the process of confirming whether VAT will be payable.

VIEWING

Strictly by appointment with R. Longstaff & Co. All viewings are to be accompanied and any interested parties should contact R. Longstaff & Co’s Bourne office – 01778 420 406.

All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor the agents accept any liability except any liability for any damage to persons or their property.



TENURE

Freehold with vacant possession.

LOCAL AUTHORITIES

South Kesteven District Council – 01476 406080

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: 14374

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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