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D	30.10.23	Bat roc
C	22.06.23	Turning
B	14.06.23	Annota
A	22.05.23	Site La



Land off Main Road, Dowsby, Bourne, PE10 0TL

A fantastic opportunity to acquire a prime development site in the picturesque rural village of Dowsby.

Enjoying attractive views of the village church and open countryside, this site extends to approximately 1.08 acres and benefits from valuable planning permissions.

Full planning permission has been granted for the conversion of an existing barn into a two-storey dwelling, offering an appealing blend of character and modern living. In addition, outline planning permission has been secured for the construction of four further dwellings, providing excellent scope for a bespoke residential development.

The site is available as a whole or can be purchased as two individual lots:

Lot 1: Existing barn with full planning permission for conversion

Lot 2: Land with outline planning permission for four new dwellings



LOCATION

Dowsby is a small rural village located 6 miles North of Bourne and 12 miles South of Sleaford. The village benefits from St Andrew's Church, whilst the pleasant market town of Bourne has a range of shops, leisure facilities and reputable schools. Grantham lies 18 miles west, with its Mainline railway services to London Kings Cross taking around an hour. Peterborough is 24 miles South of Dowsby and the Cathedral City of Lincoln 30 miles to the North.

Lot 1 - Barn Conversion (Guide Price £125,000 - £150,000)

Full planning has been granted to convert the existing barn to comprise of an open-plan kitchen/dining room, living room, and a bedroom with shower room to the ground floor, along with two further double bedrooms both with en-suites to the first floor. It also has plans for a double garage.

Lot 2 – Land with outline PP for 4 x dwellings (Guide Price £375,000 - £400,000)

Outline planning permission has been granted for the erection of four new dwellings.

PLANNING PERMISSION

Hybrid planning application comprising the below was granted on 12th July 2024:

- Full application for the conversion of an agricultural barn to 1 no. residential dwelling (Use Class C3), and

- Outline application for the erection of up to 4 no. residential dwellings (Use Class C3) located to the rear of the site with all matters reserved except for access.

LOCAL AUTHORITY

South Kesteven District Council

ACCESS

The seller will retain a right of way over the site access to their retained neighbouring land. For more information, please contact the selling agent.

SERVICES

Interested parties are advised to make their own enquiries into the costs and availability of services.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

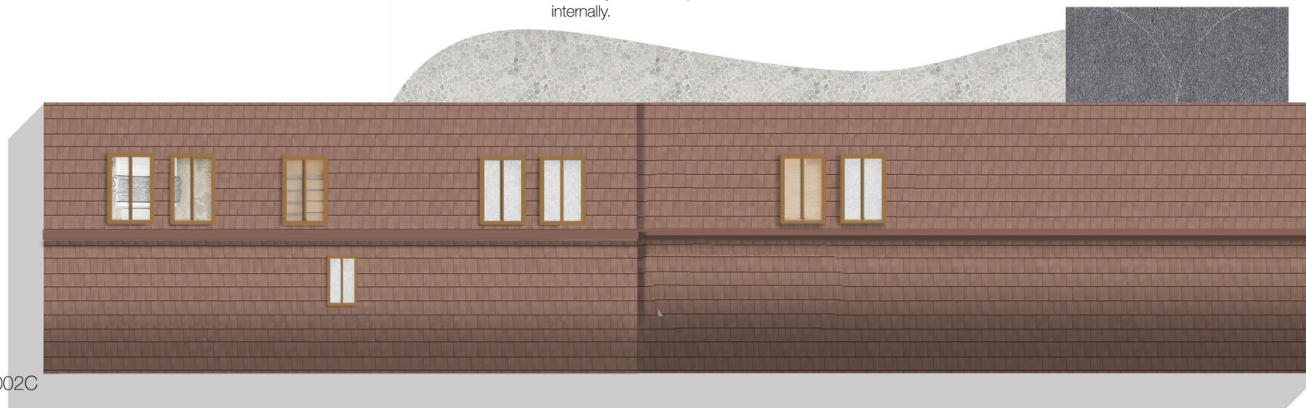
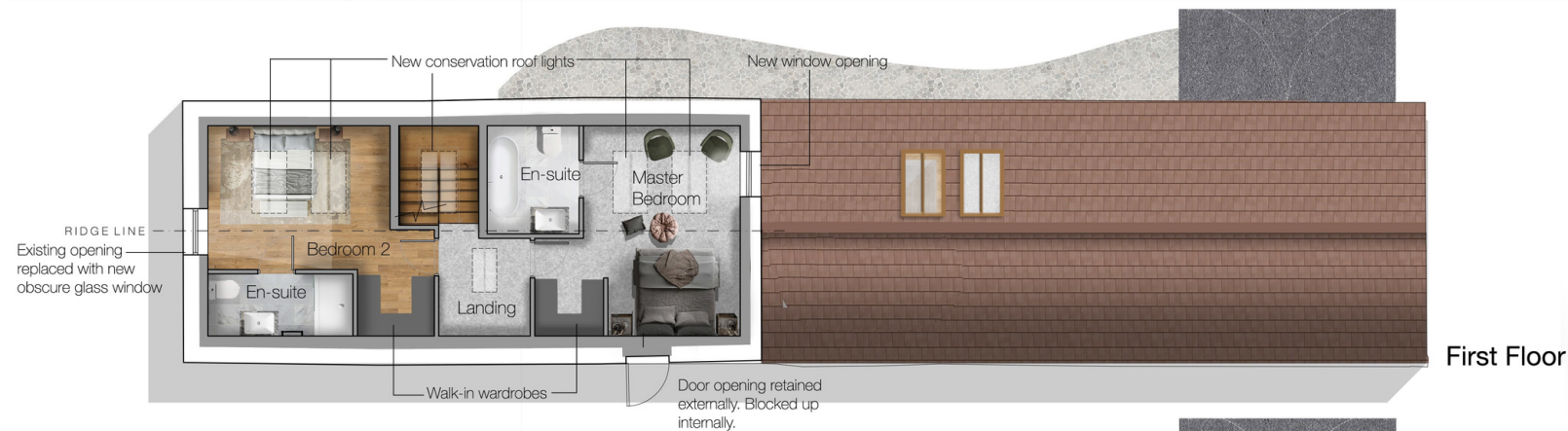
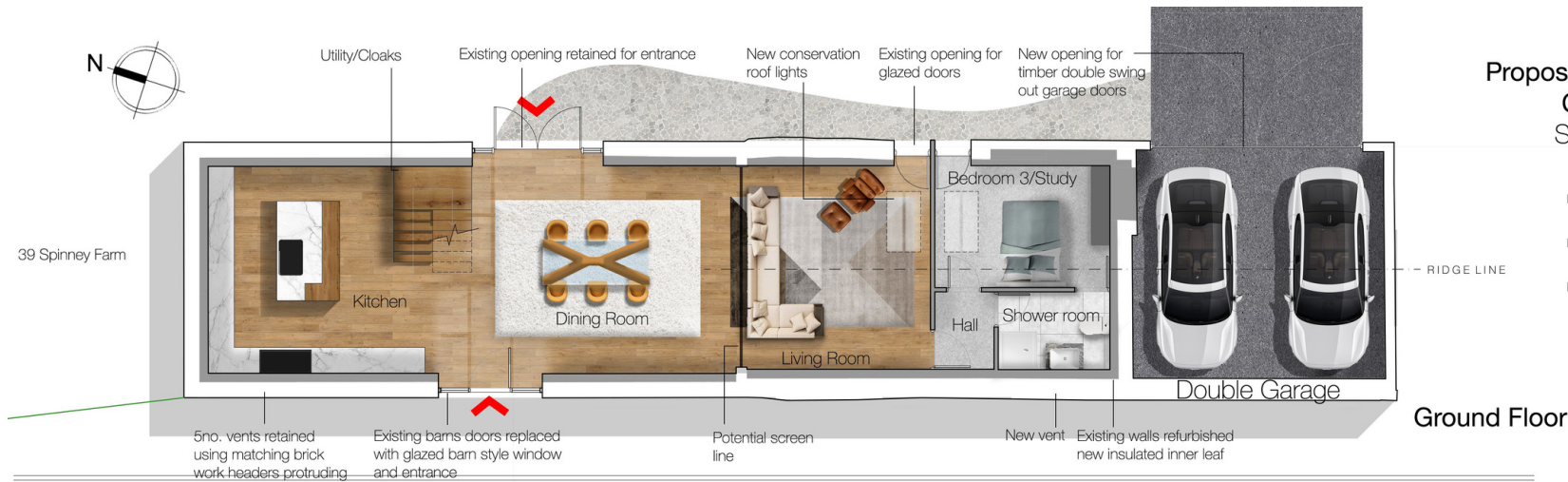
James Drabble
01522 504304
lincolncitycentre@brown-co.com

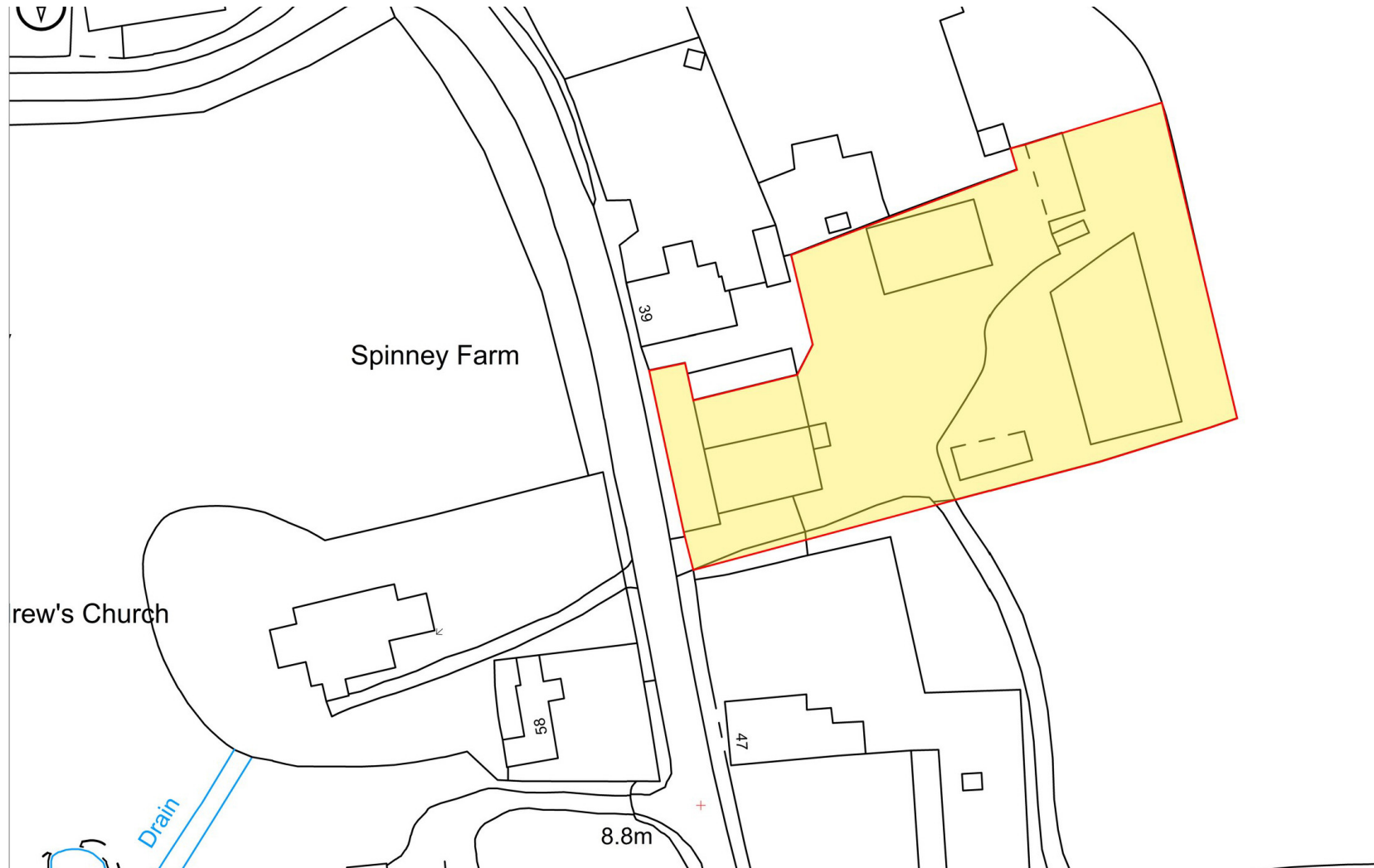


Proposed Barn Conversion Coloured Floor Plans

Spinney Farm, Dowsby
Internal Area: 186m² (0.05 ac)

Rev A (HS): 30/10/23 - Amended to reflect new bat roost locations and adjustment of GF and FF levels.
Rev B (HS): 16/01/24 - Updated to new plans and elevations adjusted from clients comments.
Rev C (HS): 22/05/24 - Updated to new plans and elevations adjusted to heritages comments.





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
 5 Oakwood Road | Lincoln | LN6 3LH
 T 01522 504 304
 E lincolncitycentre@brown-co.com

BROWN & CO
 Property and Business Consultants