



Parish Church Hall, Church Street

Thurlby, PE10 0EH

Price Guide £150,000

Richardson

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Thurlby, PE10 0EH

An opportunity to acquire a redevelopment project with planning permission for the conversion of the existing Church Hall into a residential dwelling providing single storey living accommodation in the heart of the village.

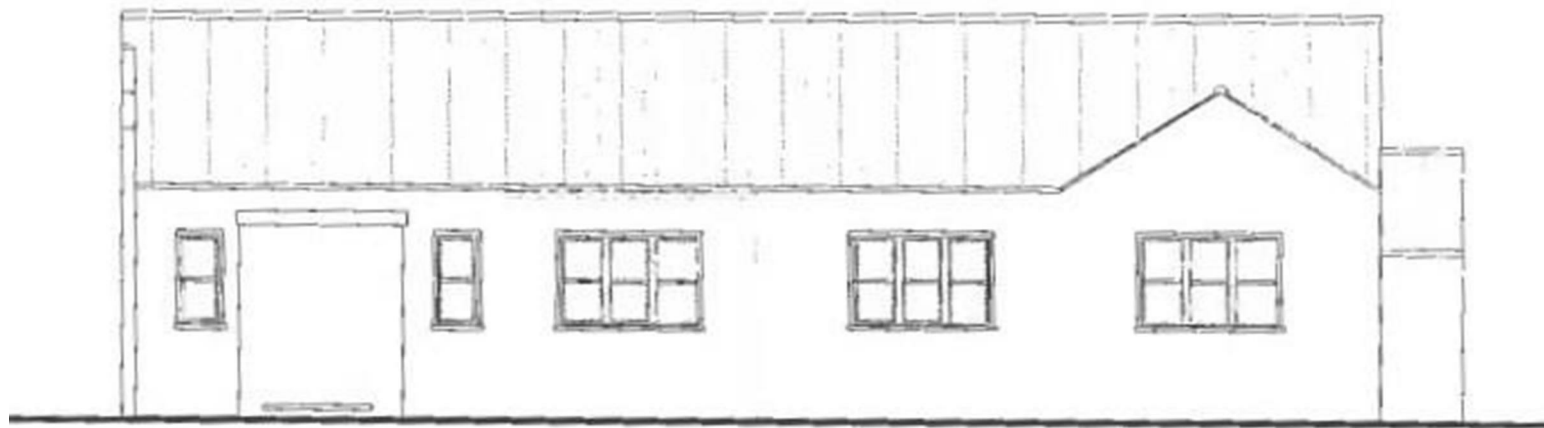
The Site

Thurlby is a large popular village just 2 miles south of Bourne, approximately 5 miles north of Market Deeping, 10 miles from Stamford and 14 miles from Peterborough with the main line connection to London Kings Cross. The site is positioned to the East of the A15 Bourne and has a North to South orientation within the established residential area with St Firmins Church and The Horseshoe public house within walking distance. The main body of the village is to the west of the A15 and includes Primary School and a vets. The existing building was originally built in 1851 and extended in later years and is currently used as the Church Hall. Planning permission has been granted for the change of use to form a 3 bedroom residential dwelling with associated parking.

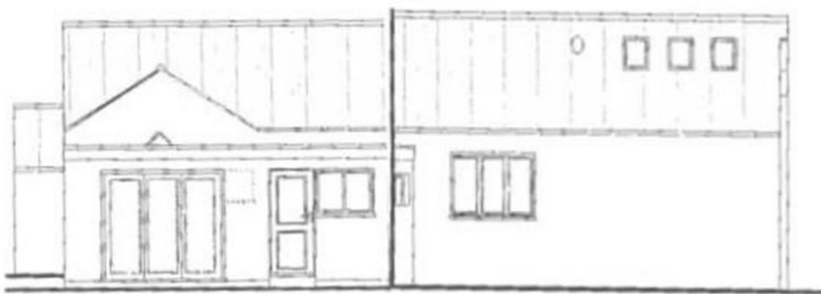
Planning Permission

Planning Permission was granted by South Kesteven District Council, subject to conditions, under reference S23/1922 for the Change of use and alteration of Church Hall (F1) to residential dwelling (C3). Full details of the decision, approved drawings and associated documents can be found on the South Kesteven District Council planning portal. The successful purchaser shall have deemed to have full knowledge of the conditions attached to the planning approval.



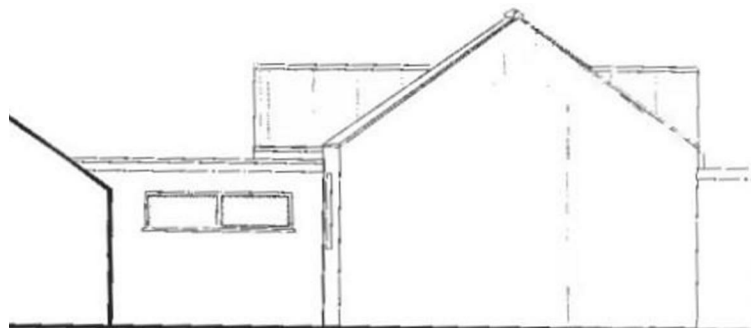


B NORTH ELEVATION

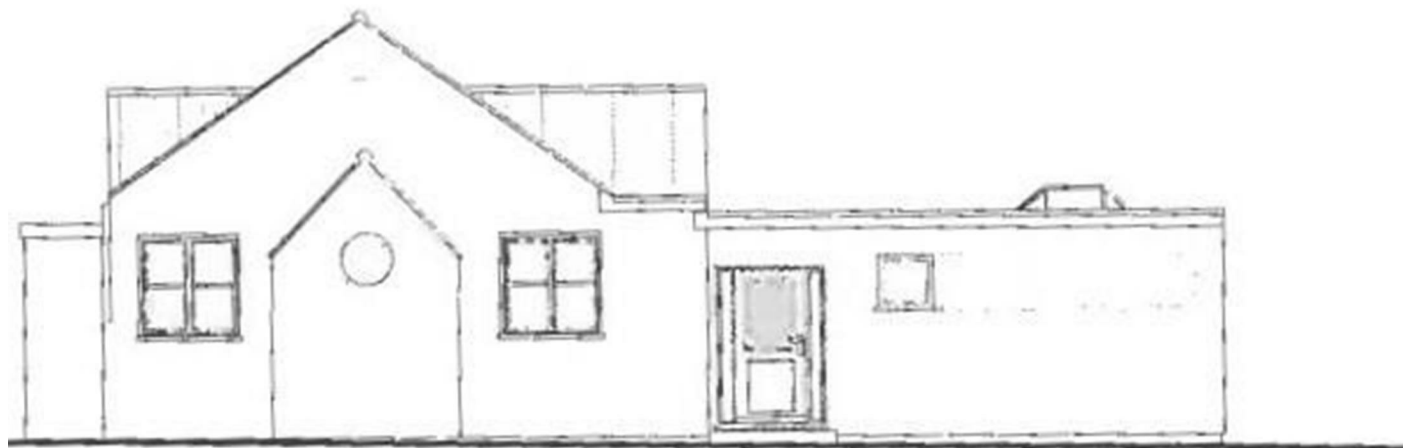


C SOUTH ELEVATION (PART)

D SOUTH ELEVATION (PART)



E EAST ELEVATION



A WEST ELEVATION

Proposed Dwelling

The planning provides for a single storey dwelling with the proposed accommodation comprising reception hall with cloakroom off, kitchen dining room with French doors to the outside, utility room, lounge, master bedroom with ensuite shower room, guest bedroom with further ensuite shower room, a third bedroom and a 4 piece bathroom. Off road parking for 2 cars and enclosed private courtyard garden.

Services

We understand that all mains services are connected to the existing building

Communication

According to Ofcom:

Broadband: Ultrafast is available

Mobile coverage (Outdoor) is likely for EE, Three, Vodafone & O2

Method of Sale

Freehold by private treaty with the existing planning permission

Viewing

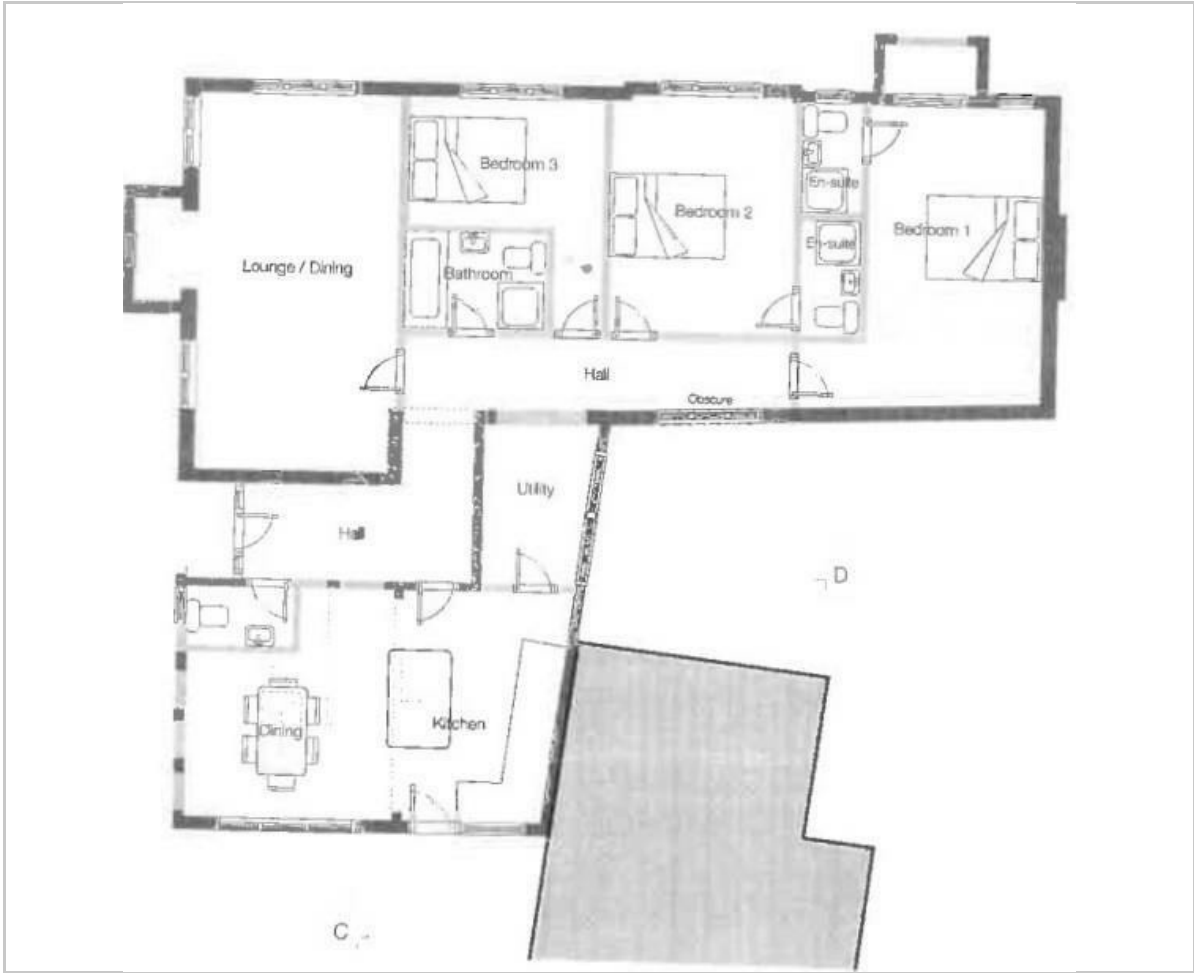
By telephone appointment with Richardson

post@richardsonsurveyors.co.uk or Joint

Agents Stephen Knipe & Co 01778

421900 enquiries@stephenknipe.co.uk

Proposed Floor Plan



Area Map



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.