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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



6 & 7 South Fen & Barn Conversion Opportunity, Morton, Bourne, Lincolnshire. PE10 0XL

- Conversion Opportunity
- Brick Barn with Planning Permisson
- Rural Environment
- Open Field Views
- Total Site Area Approx. 1.87 Acres (0.76 Hectares)

Guide Price £425,000 Freehold

A fantastic opportunity to acquire a pair of semi-detached cottages, situated in a rural environment with open field views, together with a brick barn with Planning Permission for conversion to a dwelling. Total site area is approx. 1.87 Acres (0.76 Hectares).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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6 SOUTH FEN, MORTON

6 South Fen is an attached two storey house of brick construction with a tiled roof.

ENTRANCE PORCH

1' 7" x 4' 11" (0.50m x 1.52m)

UTILITY ROOM

North facing window and hatch plus doorway leading through to Dining Room.

KITCHEN

6' 11" x 16' 11" (2.13m x 5.18m) Tiled floor, painted walls, north facing window and base kitchen units.



DINING ROOM

15' 5" x 11' 4" (4.70m x 3.46m) South facing window with open fire and open window to kitchen.

LIVING ROOM

12' 11" x 15' 5" (3.95m x 4.72m) Open fire with east and west facing windows and door leading to stairs to first floor.



STORE ROOM / OFFICE

9' 4" x 7' 8" (2.87m x 2.34m) North facing window.

BATHROOM

9' 2" x 7' 9" (2.81m x 2.37m) Fitted bathroom including bath, WC and basin. North facing window.

FIRST FLOOR

BEDROOM 1

9' 5" x 16' 4" (2.88m x 5.00m) (max) North facing window.

BEDROOM 2

11' 5" x 9' 2" (3.50m x 2.80m) East facing window and cupboard.

BEDROOM 3

15' 7" x 10' 6" (4.77m x 3.22m) (max) East facing window.

BATHROOM

11' 9" x 7' 10" (3.59m x 2.39m) Suite includes bath, WC and basin.



7 SOUTH FEN, MORTON

7 South Fen is an attached two storey house of brick construction with a tiled roof.

UTILITY ROOM

7' 8" x 9' 8" (2.34m x 2.97m) Tiled floor with neutral décor. Base units with sink, south and east facing windows.

KITCHEN

10' 8" x 15' 5" (3.27m x 4.70m) Tiled floor with neutral décor. Base and wall mounted units with electric oven and hob, east and west facing windows. Ornamental stove in the fireplace.

BATHROOM

7' 8" x 5' 10" (2.35m x 1.80m) Tiled and painted walls with wood effect flooring. Suite includes bath, WC and basin. West facing window and airing cupboard.





LIVING ROOM

12' 11" x 15' 5" (3.96m x 4.72m) East and west facing windows with open fireplace.

ENTRANCE LOBBY UNDERSTAIRS

8' 1" x 3' 1" (2.48m x 0.96m) Access through west facing UPVC double glazed door.

LANDING

26' 11" x 6' 7" (8.21m x 2.02m) Two west facing windows.

BEDROOM 1

10' 8" x 16' 10" (3.27m x 5.15m) (max) Carpet flooring with neutral decor, west facing window and electric wall mounted radiator.

BEDROOM 2

13' 8" x 10' 7" (4.19m x 3.23m) (max) Carpet flooring, neutral décor and east facing windows.

BRICK BARN WITH PLANNING PERMISSION

The brick barn is attached to 6 South Fen and consists of a red brick barn with pantile roof and the property has a number of existing openings. The property extends to approximately 17.6m (east to west) by 5.30m (north to south) and the Planning Permission provides for accommodation on the ground floor and some on the first floor. Presently there is an additional more modern lean-to building attached to the north side of the property which is the same width. This is proposed to be demolished as part of the Planning Permission.

Planning Permission was granted on 31st January 2023 under South Kesteven District Council Reference S22/1404 for the conversion of the existing barn to a single dwelling.

Interested parties are encouraged to review the planning documentation in full and copies are available from the Selling Agent. It should be noted that Point 1 of the Planning Permission states that development should be commenced before the expiry of 3 years from the date of the permission.

OUTBUILDINGS

To the south of 6 & 7 South Fen and the brick barn, there are a number of outbuildings which are of brick, timber and steel frame construction. These are in varying states of repair and mostly have corrugated tin roofs. They are mostly open fronted and were originally used for agricultural purposes.





SERVICES

Both properties have the benefit of mains electric. The properties are served by a private bore hole system which solely serves 6 & 7 South Fen and the properties are connected to a private foul drainage system.

ACCESS

The purchaser will have the benefit of an unrestricted right of access to get to the property.

BOUNDARY

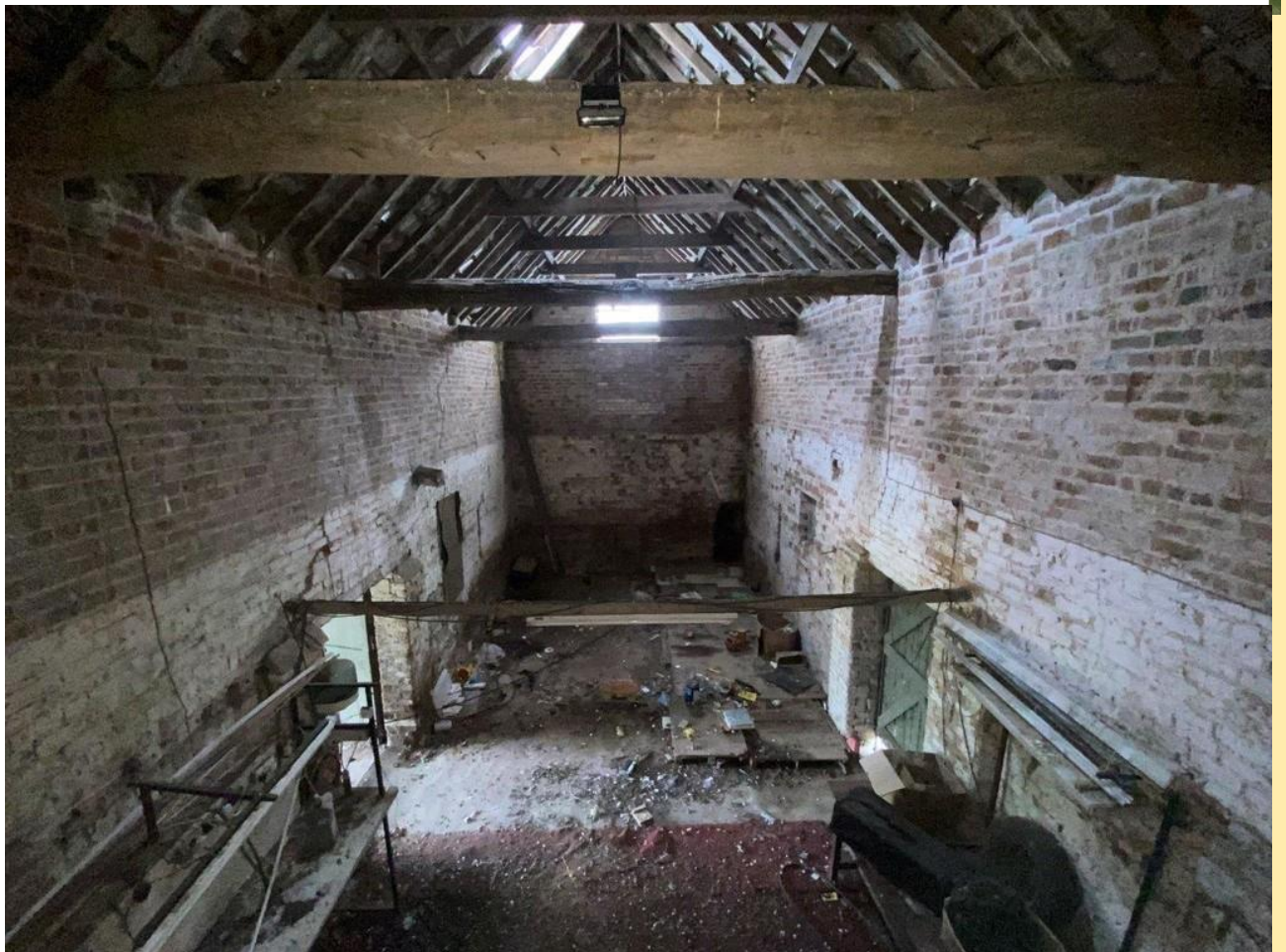
The boundaries of the property are marked with red topped stakes and line marker spray. The purchaser will be obligated to erect a wooden post and three rail fence (to at least 1.20m in height) around all sides of the property within 3 months of completion of the sale.

EASEMENT

The Black Sluice Internal Drainage Board have a 9.00m Easement (measured from the brink of the watercourse to the east of the property) to enable them to access and maintain the watercourse. Further details are available from the Selling Agent but any interested parties are encouraged to contact the Black Sluice Internal Drainage Board to confirm the details outlined above and to understand any other ramifications of the easement running along the east side of the property.

DIRECTIONS

From Bourne proceed north along the A15. Upon entering Morton village turn right (east) and proceed through and out of the village. Approximately one mile after leaving the village continue straight on to Morton South Fen. Continue along that road for approximately 3 miles and the properties are situated at the very end of Morton South Drove. The properties are highlighted by a Longstaff For Sale board. The 'What 3 Words' location for the access to the properties -
///amends.depend.expiring.





6 & 7 South Fen, Morton, Bourne, PE10 0XJ
For identification purposes only - Not to scale



TENURE

Freehold with Vacant Possession.

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise.

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall-to-wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements. All areas, measurements or distances are approximate, and floorplans are provided for illustrative purposes only and are not necessarily to scale.

All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

VIEWING

Strictly by appointment with Selling Agents. Access is at the interested parties' own risk and extreme care should be taken given the uneven ground.

ADDRESS

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