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BOURNE RESIDENTIAL DEVELOPMENT: 01778 420 406 www.longstaff.com



Residential Barn Conversion at Bulby, Bourne, Lincolnshire, PE10 0RU

Guide Price of £450,000 Freehold

Barn Conversion Opportunity with Full Planning Permission for Conversion and Change of Use to a Single Residential Dwelling from the Existing Range of Traditional Grade II Listed Stone and Brick Agricultural Buildings.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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LOCATION

The property is situated in the village of Bulby which is about six mile North-North-West of Bourne. The property is situated on the West edge of the village. As you proceed through the village, in a Westerly direction, the barn is the last property on the left hand (South) side of the road.

The 'What 3 Words' location of the barn is [///heightens.storeroom.blast](#)

The 'What 3 Words' location for the West vehicular access is [///type.viewer.clap](#)

The 'What 3 Words' location for the East vehicular access is [///reckons.crouches.highbrow](#)

ACCESS AND RIGHTS OF WAY

The property can be accessed from a vehicular access located to the East of the existing buildings or from the roadway running up the West side of the existing buildings. Please note, the roadway running up the West side of the existing buildings is owned by Grange Farmhouse and not by the property being offered for sale. The access to the East of the existing buildings is owned by the property being offered for sale but Grange Farmhouse has a right of access through that area to gain access to Grange Farmhouse.



DESCRIPTION

The property includes a range of traditional stone and brick agricultural buildings which have Planning Permission for the conversion and change of use to a single residential dwelling. Planning Permission was granted on 15th February 2023 - Planning Permission reference S22/0415.

Detailed plans and documents relating to the Planning Permission can be obtained from the Selling Agent or they can be downloaded directly from the South Kesteven District Council website. Interested parties should take note of the conditions relating to the Planning Permission which are listed in the Decision Notice.

The Planning Permission provides for the conversion of the property to include ground and first floor living accommodation as well as garaging and a plant room/store. The Planning Permission provided for a garden to the East of the property as well as a courtyard garden to the West side of the main two storey section.

LISTING

The property is Grade II Listed. It was listed on 15th December 1986 under List Entry No. 1062804. Additional information can be obtained from Historic England.

UPLIFT PROVISION/CLAWBACK CLAUSE

There will be an Uplift Provision/Clawback Clause which will be triggered if Planning Permission for any additional dwellings (i.e. more than one dwelling) is granted in connection with the site. The payment will be due at the rate of 50% of the uplift in value and will be limited to a period of 50 years from the date of completion. The payment will be due on the earlier of implementation of the Planning Permission or the sale of the site.

ACCOMMODATION

The Planning Permission provides for the existing buildings to be converted to create the following accommodation:

- Entrance Hall.
- Living Room.
- Office Room (with En-Suite).
- Kitchen/Dining Room.
- Snug.
- Boot Room.
- Utility Room.
- Master Bedroom with En-Suite.
- Second and Third Bedrooms, both of which have En-Suites.
- Two further Double Bedrooms.
- Garaging and a Plant Room/Store are also provided another section of the property.

The buildings with permission for conversion to create living accommodation extending to approximately 424.00 m² (4,568 sq. ft.). The buildings with permission to create the proposed garaging and Plant room/store extends to approximately 73.60 m² (791 sq. ft.). These are approximate Gross External Areas.

SERVICES

The existing buildings have electric and water connections. Connections for mains foul drainage may be available within the village, although interested parties should undertake their own investigations. Neither the seller nor their agents can make any guarantees as to the availability or suitability of services or the practicality or cost of providing such services to the site.

METHOD OF SALE

The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Perspective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address. Further information is available from the Selling Agent.

HEALTH AND SAFETY

Viewings are strictly by appointment only. 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 their Agent accept any liability for any damage to persons or their property.



TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITIES

South Holland District Council: 01775 761 161

Anglian Water Services Ltd.: 0800 919 155

Lincolnshire County Council: 01522 552 222

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. All areas, measurements or distances are approximate. Floor plans 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.

VIEWINGS

All viewings should be arranged with R. Longstaff and Co LLP – Bourne Office on 01778 420 406.

Ref: 16829

Viewings are to be arranged by prior appointment. 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.

ADDRESS

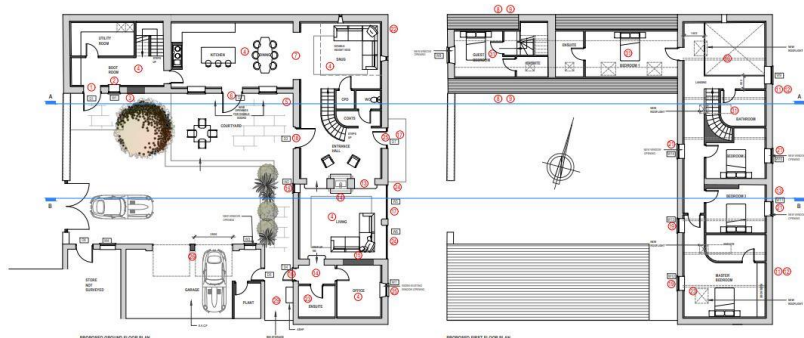
R. Longstaff & Co LLP.
23 North Street,
Bourne,
Lincolnshire.
PE10 9AE

CONTACT US

T: 01778 420 406

E: kit@longstaff.com

W: www.longstaff.com



Title
Scale 1:500

