

EST 1770



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BOURNE RESIDENTIAL: 01778 420 406 www.longstaff.com



Barn Conversion Opportunity, North Fen, Morton, Bourne. PE10 0XJ

Guide Price £150,000 Freehold

A brick-built barn with planning permission for conversion to one residential dwelling, situated in a rural setting with extensive open field views. The property sits on a generous plot of 0.66 acres, with additional land available by separate negotiation.

No onward chain. 'What 3 Words' location: [///group.narrate.never](#)

SPALDING 01775 766766 BOURNE 01778 420406

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



LOCATION

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 take the left turn leading to Morton North Drove. The road will turn right (East) after about 0.50 mile. Continue for another 1.70 miles in an Easterly direction and the property will be located on your left hand (North) side. The property is highlighted by a Longstaff For Sale sign. The 'What 3 Words' location for the access to the property is: [///slung.stitch.props](https://www.what3words.com////slung.stitch.props).

DESCRIPTION

A traditional brick-built barn with planning permission for conversion to a four-bedroom dwelling. Situated in a rural setting, the barn enjoys open views across surrounding farmland. The property benefits from large gardens, off-road parking, and an additional open-fronted outbuilding, presenting an opportunity to create a home that combines character and design in a countryside location.

The building is situated on a generous plot of approximately 0.66 acres, with additional land available by separate negotiation.



BRICK BUILT BARN

The barn is a link detached brick building with a corrugated roof. The east end of the barn abuts the single storey element of 7 North Fen. The property has a number of existing openings and the Planning Permission (Planning Reference S22/0150) provides for the conversion of the property to a dwelling with living accommodation on the ground floor in the east section of the building (approximately 12.30m x 6.30m – Net Internal Measurements), car parking under the first floor accommodation on the west end of the building and bedroom accommodation on the first floor space on the west end of the building (approximately 11.40m x 6.30m – Net Internal Measurements).

Further details of the Planning Permission can be downloaded from the South Kesteven District Council website by searching the Planning Reference (S22/0150). The Decision Notice was dated 30th August 2022 and states that development shall be commenced before the expiry of 3 years from 30th August 2022.

OPEN FRONTED BUILDING

To the south side of the brick barn is an open fronted shed of brick, wood and corrugated tin construction. The building has previously been used for the storage of agricultural machinery.

This extends to approximately 19.90m x 6.90m – Net Internal Measurements. Attached to the east end of that building is a small brick-built storage building.

SERVICES

Interested parties are encouraged to investigate the opportunity for service connections. The adjoining cottages (7 & 8 North Fen) have main electricity supplies, and water is provided in a borehole which is located approx. 400m to the East of the properties (near numbers 9 & 10 North Fen). The borehole system is owned by a third party and therefore the purchaser will be obligated to install a new borehole within the grounds of the property within six months of completion.

ACCESS

The property is accessed via a bridge over the Internal Drainage Board ditch. The property will be required to pay a 50% share of the cost of maintaining any shared access areas.

BOUNDARY

The purchaser will be obligated to erect wooden post and three rail fences (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 south of the property) to enable them to access and maintain the watercourse. The Easement prohibits the erection of any fencing, building or structure within that zone. Further details are available from the Selling Agent.

METHOD OF SALE

The properties are offering for sale as a whole by Private Treaty.

TENURE

Freehold with vacant possession upon completion, and no onward chain.

VIEWINGS

Strictly by appointment with Selling Agents – R. Longstaff & Co LLP (Bourne) – Commercial on 01778 420 406. Access is at the interested parties' own risk and extreme care should be taken given the uneven ground.

IDENTIFICATION BOUNDARIES

Please note that all red boundaries are shown for identification purposes only, and are not to scale.



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.

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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

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