

# QUENTIN MARKS

2 West Street | Bourne | PE10 9NE

## 01778 391600

Land behind Cawthorpe Farm

Guide Price

Cawthorpe Bourne PE10 0AB

£400,000



**GENERAL DESCRIPTION:** Situated behind Cawthorpe Farm, and accessed via a driveway off Cawthorpe itself, this site comprises an area of approximately 5 ¼ acres. The land backs onto open fields, and there is situate on the site a derelict stone and brick barn. Whilst planning has previously been sought, the site is sold without the benefit of any planning permission.



# Guide Price £400,000

Approximately 5 ¼ Acres

Sought After Location

Derelict Barn

Backs Onto Fields

No Planning Consent

## Land at Cawthorpe Farm

Cawthorpe

Bourne

PE10 0AB



### GENERAL DESCRIPTION

This is a site of approximately 5 ¼ acres, and is land retained by our client from when Cawthorpe Farm was sold. The access from the road into the site forms part of the sale. The area of land being sold is as edged in orange on the plan. Within the curtilage of the land to be sold is a derelict brick and stone barn.

### PLANNING

There have been various planning applications made, which have either been refused, or withdrawn as below:

Planning application - s18/1267 - Refused 14/9/2018  
Proposal: Conversion of barn to dwelling with re-build of existing t-section and extension to create a garage.

Planning application - s18/1268 - Withdrawn Proposal:  
Internal and external alterations to a barn with a re-build of existing t-section and extension to create a garage.

Planning application - s18/1848 - Refused -  
20/12/2018 Proposal: Prior notification of conversion of barn to dwelling

Planning application - s19/0843 - Withdrawn -  
22/9/2019 Proposal: Conversion of barn to dwelling  
(Re-submission following S18/1267)

In conversations with an architect recently, our client has been advised that it might be prudent to seek consent for an Eco-Type home, although no plans or application have been drawn up for this.

### PUBLIC RIGHT OF WAY

It should be noted that a public right of way crosses part of the site to the northern side of the derelict barn.

### OVERAGE

There is no overage for building on the southern sector of the site - ie on the area of land to the south of the yellow indicating line on the annotated plan. Were planning consent granted for

additional properties to the north of this yellow indicating line, then there would be an uplift of 23% in favour of the previous owner of Cawthorpe Farm. Please note that this overage clause has not been inserted by our client, and is historic, therefore non negotiable.

### MONEY LAUNDERING REGULATIONS 2003

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 there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.