

Lane Farm Haconby Lane

Morton Bourne PE10 0NP

£825,000



HM Land Registry
Official copy of
title plan

Title number **LL296834**
Ordnance Survey map reference **TF0924SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : South**
Kesteven



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GENERAL DESCRIPTION: For sale is this plot of approximately 3 acres, which includes a 4 bedroomed farmhouse. Whilst the farmhouse and associated outbuildings would make a lovely family home in a popular village, there is also development potential as discussions have taken place between the vendor and SKDC by means of a pre-planning app.

Lane Farm
Haconby Lane
Morton
Bourne
PE10 ONP

Whilst positive indications for development of between 6-10 units have been made, it should be noted that the site does not currently have planning permission.





PORCH

ENTRANCE HALL Window to rear, night storage heater, stairs to first floor landing, door to garden.

WC Window to side, wash hand basin, low-level wc, radiator, gas fired central heating boiler.

KITCHEN/BREAKFAST ROOM 4.27m x 3.76m (14' x 12'4") Fitted with a matching range of base and eye level units and cupboards with drawers, 2½ bowl stainless steel sink unit, integrated fridge & dishwasher, built-in electric double oven, built-in electric hob with extractor hood over, windows to each side & to rear, feature fireplace housing gas woodburner effect fire, ceramic tiled flooring.

UTILITY ROOM 3.05m x 2.96m (10' x 9'9") Eye level units with worktop space, single drainer stainless steel sink unit with base units under, plumbing for washing machine, vent for tumble drier, window to front, radiator, ceramic tiled floor.

LOUNGE 4.09m x 3.87m (13'5" x 12'8") Windows to front & rear, open fire set in feature stone built surround, night storage heater, TV point, exposed beams.

DINING ROOM 4.14m x 3.50m (13'7" x 11'6") Windows to front & rear, feature fireplace, night storage heater, exposed beams.

STUDY 2.90m x 1.47m (9'6" x 4'10") Window to front, radiator, built in desk.

LANDING Window to rear, night storage heater.

BEDROOM 1 4.29m x 3.76m (14'1" x 12'4") Window to rear, night storage heater.

BEDROOM 2 4.57m x 3.82m (15' x 12'6") Window to rear, night storage heater.

BEDROOM 3 4.57m x 3.59m (15' x 11'9") Windows to front & rear, night storage heater.

BEDROOM 4 4.34m x 2.74m (14'3" x 9') max Window to side, night storage heater.

BATHROOM Comprising panelled bath, separate shower cubicle, vanity wash hand basin with cupboards under, low-level WC, window to front, night storage heater, airing cupboard housing hot water cylinder.

BRICK BARN

OUTSIDE Approached off Haconby Lane, the road leads to an extensive parking area with access to an Oversized Garage with light & power, and side door. There are formal gardens to the rear of the property with paved patio, dwarf stone retaining wall, and steps up to a lawned area. Included in the sale are approximately 2.8 acres of land, including this formal garden, and a large vegetable garden, but also including a paddock area which is fenced. A further area of land has on it sited an open fronted cart shed, and adjacent brick barn. There is also here a range of outbuildings.

DEVELOPMENT PLANNING Our clients will consider various options in respect of the sale of Lane Farm, including the sale of an area of land only, allowing the property 'Lane Farm' to remain in their ownership, or are happy to sell the whole.

Our clients submitted a 'Pre-Planning App' for the erection of 2 dwellings within the overall site, and by letter dated 25th February 2021 from SKDC, the Local Planning Authority have said that 'The development of a 1.2ha site to accommodate just 2 plots is not considered to be an efficient use of land', however they go on to say that 'a scheme for between 6-10 dwellings, may be more acceptable in principle'.

A copy of the pre planning app can be supplied on request.

