

drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.



NOTE: Plot 1 detailed application
Plot 2-5 Outline application

G	17.01.24	Proposed vegetation increased on south boundary	HS	GE
F	16.01.24	Bat mitigation on separate sheet.	HS	GE
		Updated to a more organic linear farmyard layout		
E	01.11.23	Bat roost area adjusted.	PO	GE
D	30.10.23	Bat roost areas added.	PO	GE
C	22.06.23	Turning square updated. Landscaping added	WCC	GE
B	14.06.23	Annotation & layout updated.	WCC	GE
A	22.05.23	Site Layout in Colour	HS	GE
Rev	Date	Description	Drawn	Checked

Project	Spinney Farm, Dowsby Land off main road		
Drawing	Proposed Site Layout		
Client	Savills		
BIM Suitability Description	SUITABLE FOR INFORMATION		BIM Suitability Code S2
Status	PL	2 Riverside Way Whitehall Waterfront	320 City Road Angel
Date	02.05.23	IFEDS	LONDON

Dowsby Development Site
Main Road, Dowsby, Bourne





Land off Main Road, Dowsby, Bourne, PE10 0TL

A fantastic opportunity to acquire a prime development site in the picturesque rural village of Dowsby.

Enjoying attractive views of the village church and open countryside, this site extends to approximately 1.08 acres and benefits from valuable planning permissions.

Full planning permission has been granted for the conversion of an existing barn into a two-storey dwelling, offering an appealing blend of character and modern living. In addition, outline planning permission has been secured for the construction of four further dwellings, providing excellent scope for a bespoke residential development.



LOCATION

Dowsby is a small rural village located 6 miles North of Bourne and 12 miles South of Sleaford. The village benefits from St Andrew's Church, whilst the pleasant market town of Bourne has a range of shops, leisure facilities and reputable schools. Grantham lies 18 miles west, with its Mainline railway services to London Kings Cross taking around an hour. Peterborough is 24 miles South of Dowsby and the Cathedral City of Lincoln 30 miles to the North.

ACCOMMODATION

Full planning has been granted to convert the existing barn to comprise of an open-plan kitchen/dining room, living room, and a bedroom with shower room to the ground floor, along with two further double bedrooms both with en-suites to the first floor. It also has plans for a double garage.

Outline planning permission has been granted for the erection of four new dwellings on the land to the rear of the barn.

PLANNING PERMISSION

Hybrid planning application comprising the below was granted on 12th July 2024:

- Full application for the conversion of an agricultural barn to 1 no. residential dwelling (Use Class C3), and

- Outline application for the erection of up to 4 no. residential dwellings (Use Class C3) located to the rear of the site with all matters reserved except for access.

LOCAL AUTHORITY

South Kesteven District Council

ACCESS

The seller will retain a right of way over the site access to their retained neighbouring land. For more information, please contact the selling agent.

SERVICES

Interested parties are advised to make their own enquiries into the costs and availability of services.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

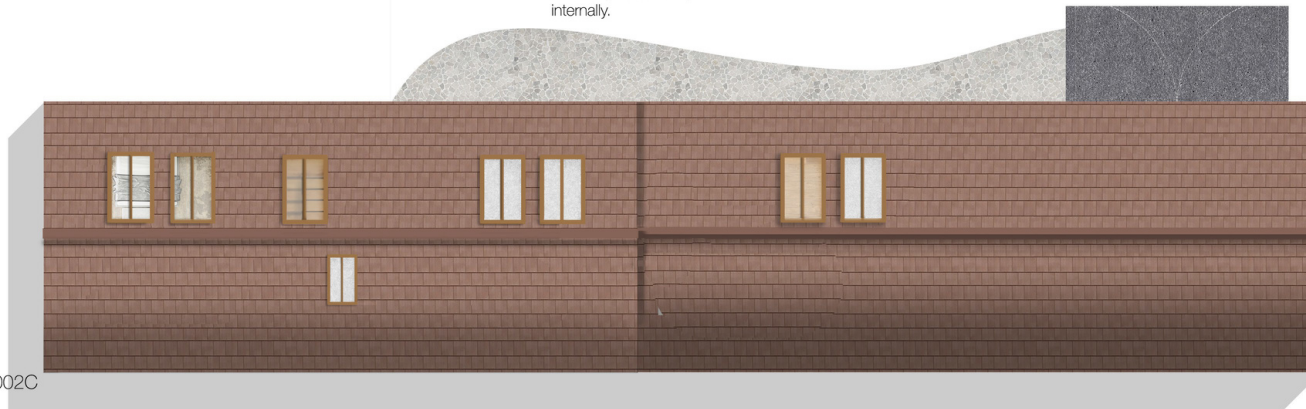
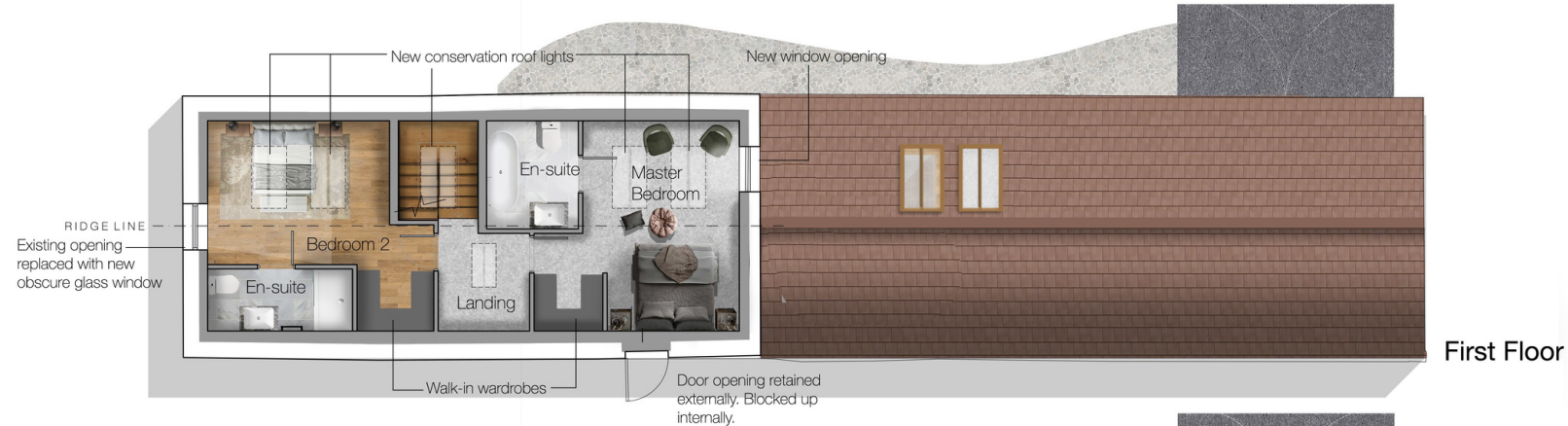
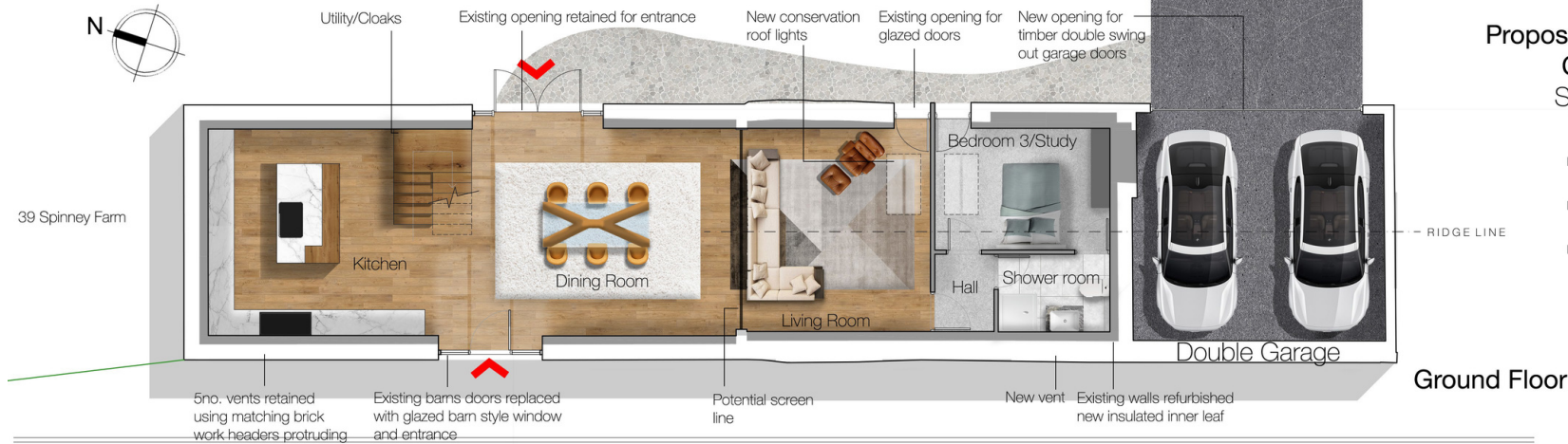
James Drabble
01522 504304
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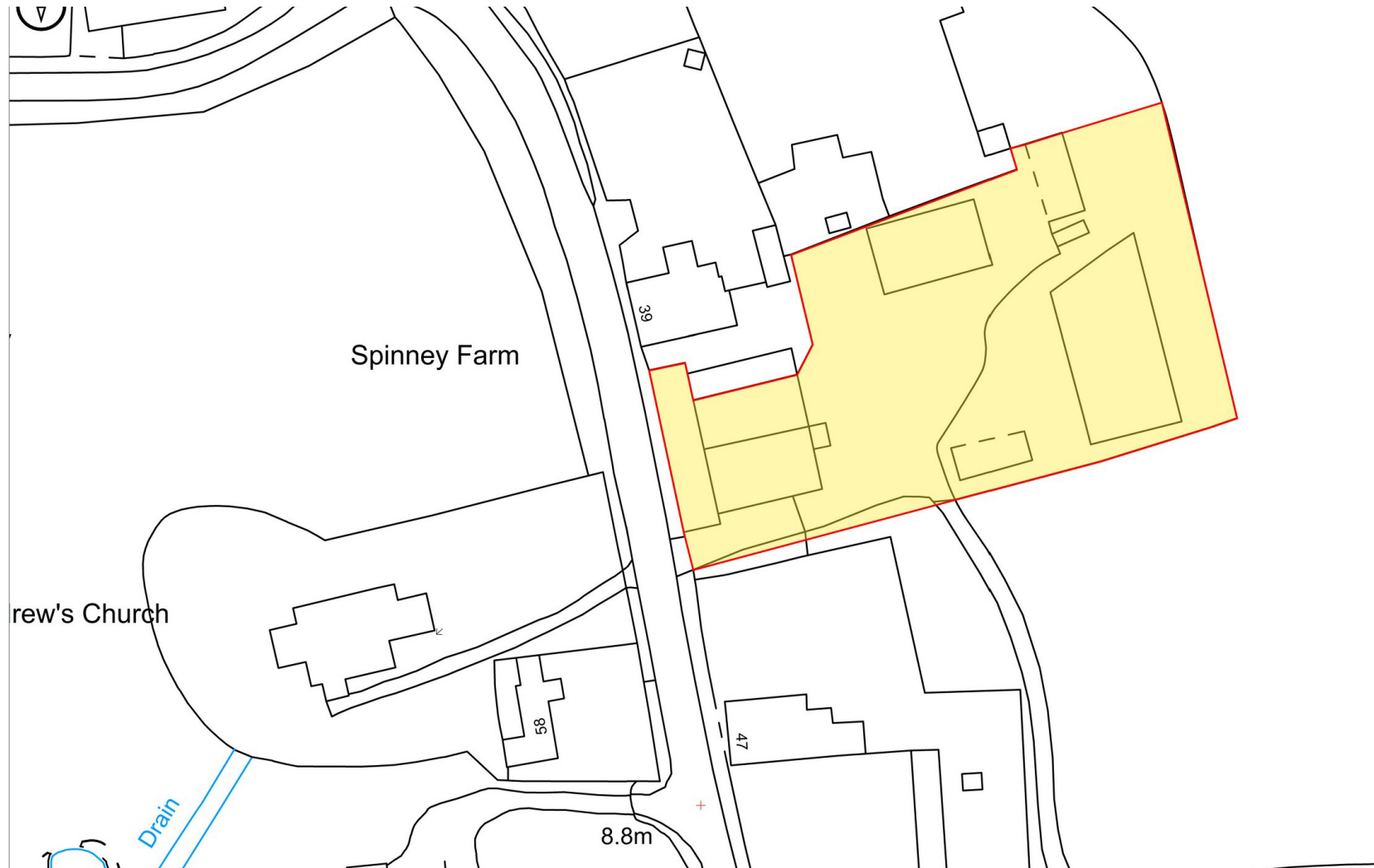


Proposed Barn Conversion Coloured Floor Plans

Spinney Farm, Dowsby
Internal Area: 186m² (0.05 ac)

Rev A (HS): 30/10/23 - Amended to reflect new bat roost locations and adjustment of GF and FF levels.
Rev B (HS): 16/01/24 - Updated to new plans and elevations adjusted from clients comments.
Rev C (HS): 22/05/24 - Updated to new plans and elevations adjusted to heritages comments.





IMPORTANT NOTICES

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