EST 1770

Longstaff.com

BOURNE COMMERCIAL: 01778 420406 www.longstaff.com



Land North of High Street, Rippingale, Bourne, Lincolnshire, PE10 0SR

Guide Price £850,000 Freehold

Existing house, together with residential development site with Planning Permission.
Potential for increasing the number of units
(subject to planning).
Approximately 1.61 hectares (3.99 acres).



LOCATION

The development site is situated on the North side of High Street in Rippingale with access to the site being obtained via an entrance road to the West of 16 High Street.

WHAT 3 WORDS LOCATION: - ///comfort.placidly.engulfing

The village of Rippingale is located 5 miles north of the market town of Bourne and 16 miles north of the vibrant town of Stamford. 21 miles south of Rippingale is the city of Peterborough, which has rail connection services to London Kings Cross, taking approximately 50 minutes.

Facilities and amenities including retail, sporting and educational are available in the nearby towns of Bourne, Sleaford, Spalding and Stamford.

DESCRIPTION

A rare opportunity to acquire an existing detached house, with annex and equestrian facilities, together with a residential development site.

The total area is approximately 1.61 hectares (3.99 acres) which includes part of the site which benefits from outline planning permission for five detached dwellings.

There is additional land with potential for further residential development (subject to planning). Furthermore, it may be possible to secure planning permission to demolish the existing house and buildings and to develop the whole site as one development.

For background, the existing house includes three bedrooms, two reception rooms and a link-detached annex. Stabling, outbuildings and a ménage are located to the north of the existing house. The site benefits from direct access off High Street, Rippingale, via an existing roadway.

Outline Planning Permission was granted on the 13th February 2026 under the SKDC planning reference number 'S25/1705' for the construction of five new residential dwellings. The area included extends to approximately 0.62 hectares (1.54 acres). The Decision Notice states that development should commence within 3 years of 13th February 2026. Details of the reserved matters shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission. These matters include: layout, scale, appearance, access and landscaping.

Further details of the Outline Planning Permission can be downloaded from the South Kesteven District Council website by searching the Planning Reference (S25/1705) or by contacting R. Longstaff & Co LLP.

The remainder of the site does not have Planning Permission for residential development but it may have potential for the development for further residential dwellings, subject to obtaining the necessary Planning Permission. This part of the site extends to approximately 0.99 hectares (2.44 acres).

VIEWING

Viewings are strictly by appointment only with R. Longstaff & Co LLP – Bourne. 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.

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 Agents.

TENURE

The site is offered For Sale Freehold with vacant possession.

SERVICES

The existing house has the benefit of existing mains water, foul and electric connections. The existing house is heated via an oil-fired central heating system.

LOCAL AUTHORITIES

South Kesteven District Council (SKDC)







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 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.

Ref: 18221

ADDRESS

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

CONTACT

T: 01778 420406
E: bourne@longstaff.com
www.longstaff.com

OnTheMarket.com The Property Ombudsman rightmove.co.uk RICS