



Forest Lodge & Depot
Bourne, Lincolnshire



Forest Lodge, Beech Avenue, Bourne, Lincolnshire

Occupying a generous plot extending to approximately 0.38 acres and enjoying a picturesque position adjoining Bourne Wood, Forest Lodge presents a rare opportunity to acquire a detached three-bedroom bungalow with immense potential. Set within mature, tree-lined grounds, the property offers a secluded and tranquil setting whilst remaining conveniently located for the amenities of Bourne.

Extending to approximately 742 sq ft, the accommodation comprises a lounge, kitchen/diner, three bedrooms and a bathroom. Although requiring comprehensive renovation and modernisation throughout, the property offers an excellent opportunity for purchasers looking to create a bespoke woodland home in an enviable setting. A new heating system will be required as part of the refurbishment works, further allowing buyers to tailor the property to their own specification.

Outside, the mature plot offers substantial scope for landscaping and enhancement, with overgrown lawned areas, established trees, a driveway and a useful brick-built outbuilding providing additional storage. Rarely do properties with such a unique woodland backdrop and renovation potential come to the open market, making Forest Lodge an exciting prospect for developers, investors and owner-occupiers alike.



Porch

Timber and glazed porch leading to rear door.

Kitchen/Diner 4.71m max x 3.50m

Double glazed casement window to rear elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine and tumble dryer and free-standing cooker, storage cupboard housing hot water tank, door to;

Bathroom 2.32m max by 1.91m

Double glazed casement window to front and side elevation, three-piece suite comprising panel bath with shower over, wash basin and WC in vanity unit, part tiled walls, extractor.

Lounge 3.84m x 3.50m

Double glazed casement window to side elevation, electric fire and marble surround, built-in shelving.

Bedroom One 3.26m x 3.86m

Double glazed casement window to side elevation, radiator.

Bedroom Two 3.51m x 2.82m

Double glazed casement window to side elevation, radiator.

Bedroom Three/Study 2.50m x 2.23m

Double glazed casement window to side elevation, radiator.

Hallway

With door to side elevation and loft access.

Outside

Property sits in a generous plot of around 0.38 of an acre which is made up of mature trees and lawned areas which are currently overgrown. There is a tarmac driveway capable of parking one vehicle within the boundary and another vehicle just outside the property boundary. There is also a brick built storage building divided into three sections. Section one has a Belfast sink and window to rear and section 2 and 3 are storage areas.

Services

We understand the property offers mains water, electric and did have a solid fuel heating system which has since been removed due to being defective. Therefore as part of the renovation work a new heating system will need to be installed. There is a septic tank installed on the edge of the boundary which was fitted with a new pumping station in 2021.

Council Tax

Band A

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

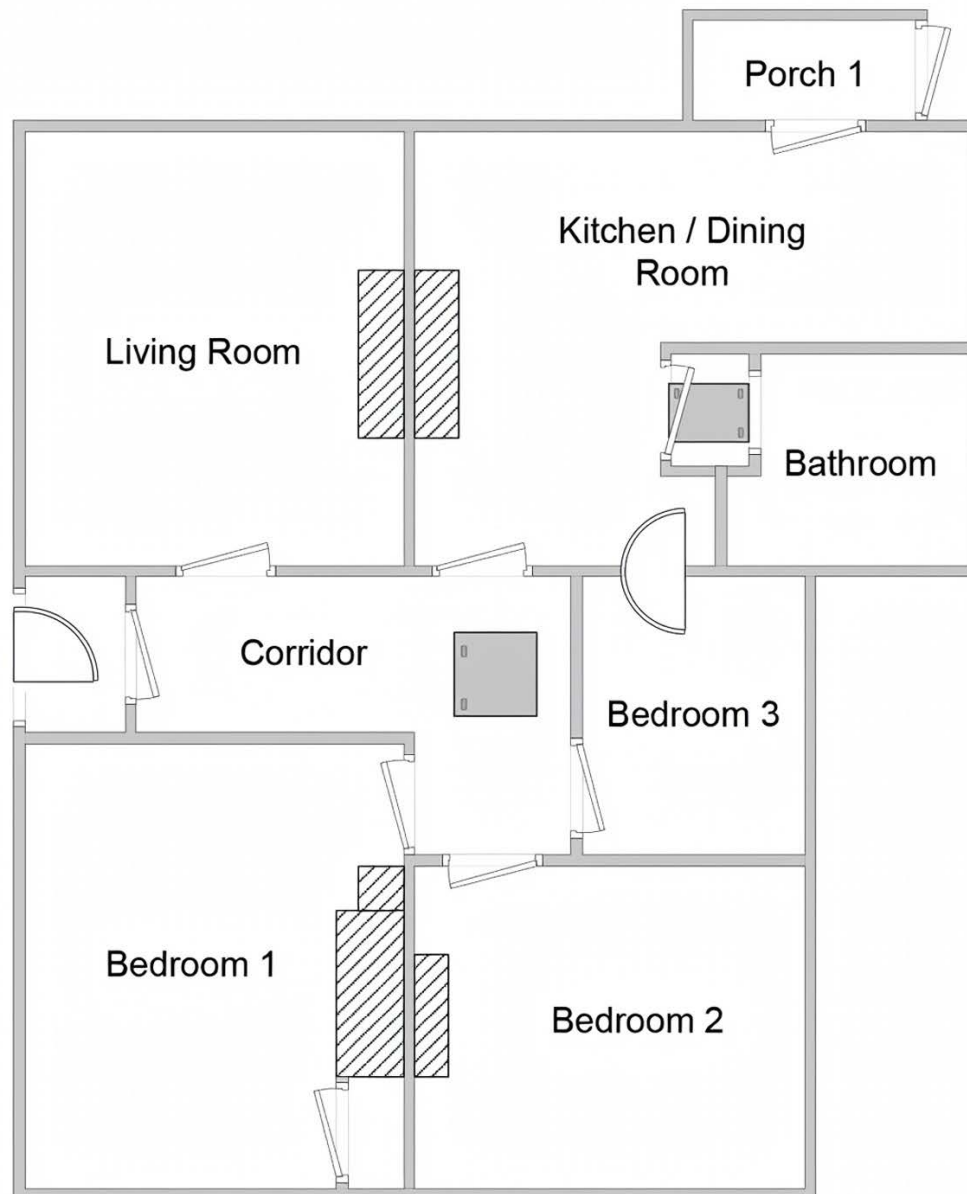
Broadband

We understand from the ofcom website that standard, superfast and ultra fast broadband is available with a max download speed of 10,000 Mbps and a max upload of 10,000Mbps.

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.







Forest Depot, Beech Avenue, Bourne, Lincolnshire

Forest Depot extends to approximately 1,119 sq ft and occupies a substantial plot of around 0.37 acres, offering a versatile commercial premises with extensive external space in a sought-after edge-of-town location. The site benefits from excellent accessibility and provides a rare opportunity for owner-occupiers, investors or businesses seeking a premises with both office and storage facilities.

The accommodation comprises two offices, a warehouse/workshop area, storerooms and WC facilities, creating a flexible layout suitable for a range of commercial, storage or light industrial uses, subject to any necessary consents. The warehouse benefits from large access doors, while the office space provides practical day-to-day workspace.

Externally, the grounds are predominantly laid to lawn with generous areas of hard standing and parking, offering ample space for vehicles, equipment storage or future business requirements. Forest Depot represents a flexible commercial opportunity with significant future potential or buyers may also wish to explore a residential replacement dwelling subject to the necessary planning consent.



Office One 5.36m x 3.19m

Double glazed casement window to side elevation with security bars, electric heater, and further single glazed casement window to rear elevation with security bars and door to;

Warehouse 9.62m x 5.34m

With three high-level single glazed picture windows and further single glazed casement window to side elevation, large timber entrance doors with a further single pedestrian door to the rear elevation, door to;

Storeroom 3.98m x 3.07m

Office Two 5.34m x 3.20m

Double glazed casement window to front elevation with security bars along with a further single glazed casement window with security bars to the side elevation, pedestrian door to front elevation, base unit with stainless steel single drainer sink, door to;

WC 1.46m x 0.98m

Double glazed casement window to side elevation with security bars, two piece suite comprising mid flush WC and wash basin.

Outside

The total site area is 0.95 of an acre and the depot sits in a generous plot of around 0.37 of an acre. The grounds are mainly laid to lawn with an area of hard standing for parking and further driveway hard standing area. There is also a small Dyke which runs around part of the perimeter of the depot boundary.

Services

We understand the property offers mains water, electric and a mains sewer connection.

Tenure & Possession

Freehold and for sale by private treaty.

Rights of Way

There is a permissive public access running through the tarmac access track which is to remain as well as a right of way access being required for Forestry England, Hereward Bungalows and access to the community orchard. Further details will be available during the legal due diligence process.

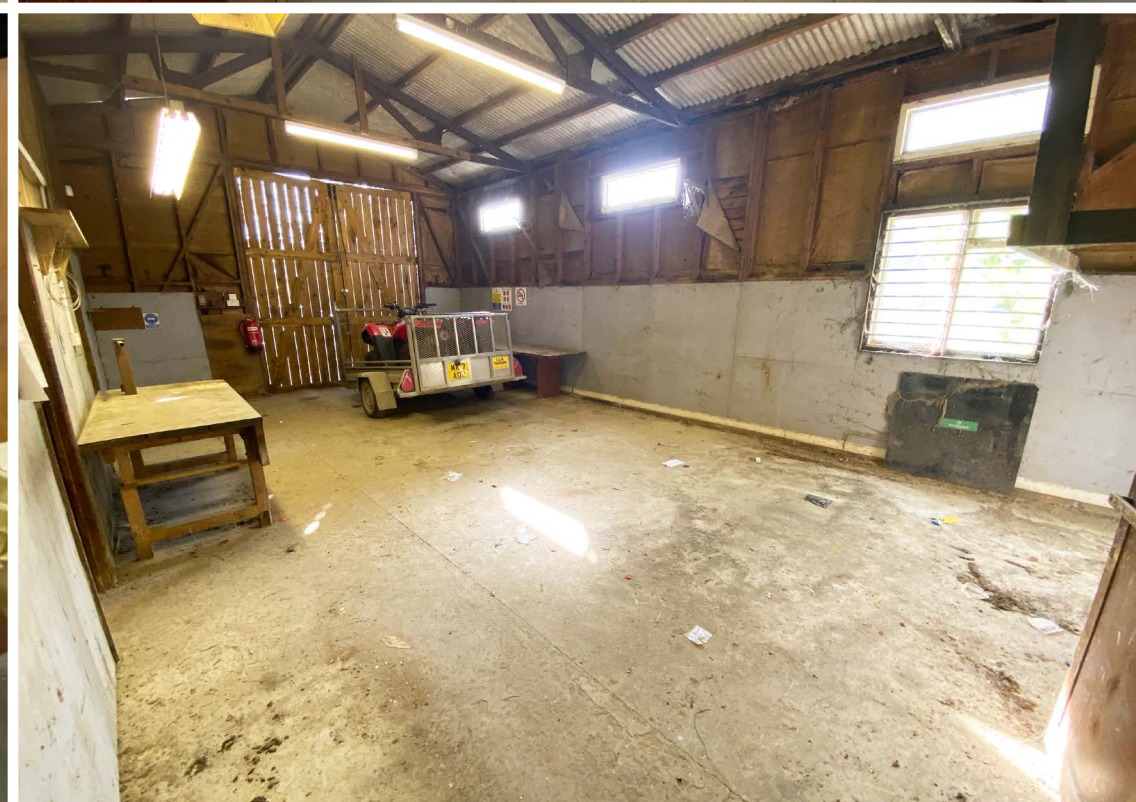
Restrictive Covenant

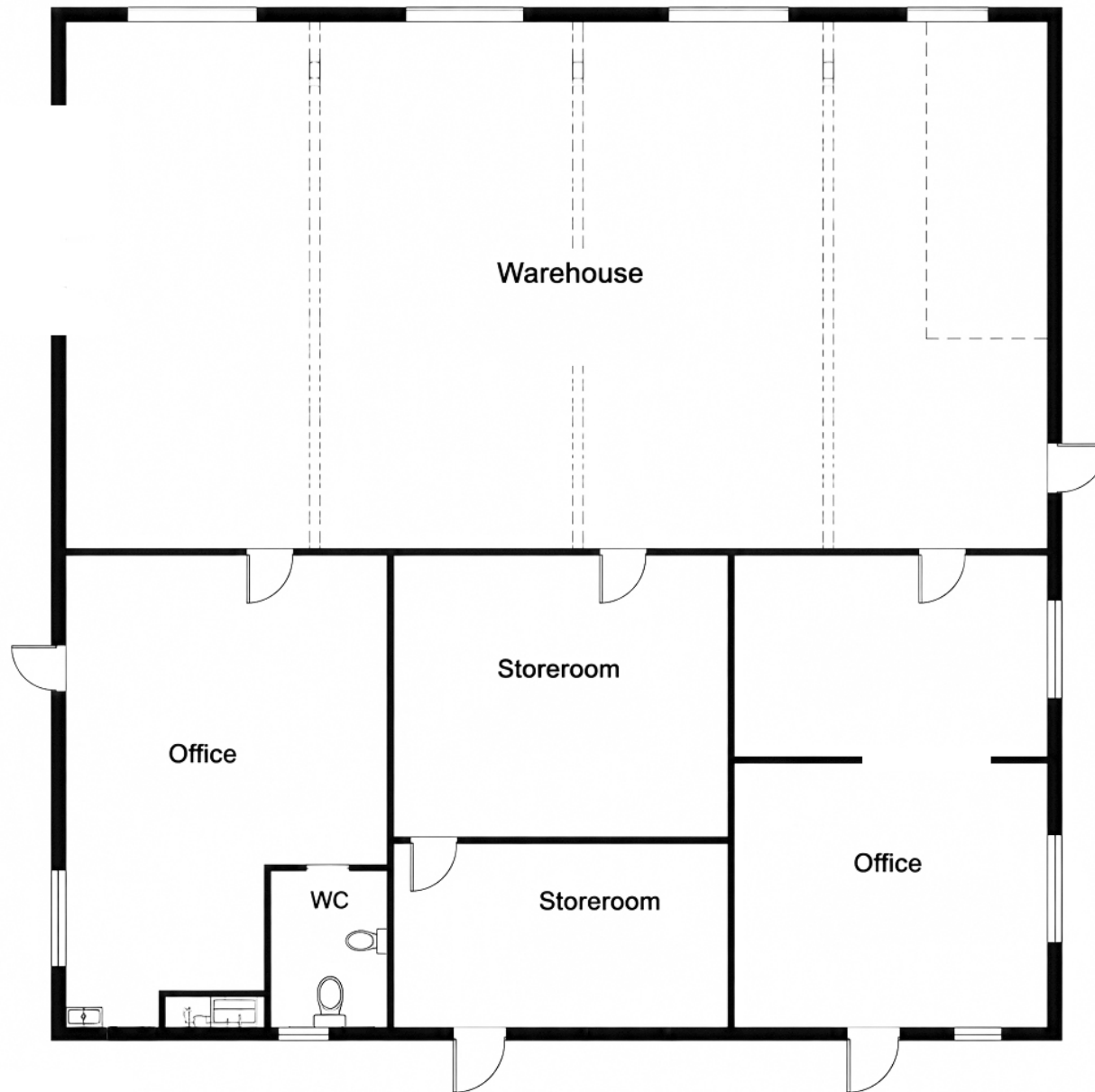
The whole site will be sold subject to a restrictive covenant to prevent no more than two residential dwellings.

Location

Ideally situated in the heart of South Lincolnshire, Bourne is a thriving market town that combines rich heritage with excellent everyday amenities. The town offers a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with well-regarded primary and secondary schools.

Bourne is home to the picturesque Wellhead Gardens, a popular local attraction. Surrounded by attractive Lincolnshire countryside, the town provides easy access to Stamford, Peterborough, Grantham and Lincoln, with rail services from nearby Peterborough offering direct connections to London King's Cross. Bourne's blend of historic character, strong community spirit and convenient transport links makes it an appealing location for families, professionals and those seeking a balance between town and country living.





This floor plan is for identification purposes only.
Not to scale.





Directions - PE10 9RD

Entering Bourne on the A15 North Road proceed until you reach a right hand turn onto St Gilbert's Road and then turn right onto Beech Road. Follow the road round until you reach a right hand turn into the access drive next to number 27.

<https://what3words.com/sides.motivator.backfired>

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com

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