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|---|----------|---------|
| G | 17.01.24 | Propos |
| F | 16.01.24 | Bat mit |
| | | Update |
| E | 01.11.23 | Bat roc |
| D | 30.10.23 | Bat roc |
| C | 22.06.23 | Turning |
| B | 14.06.23 | Annota |
| A | 22.05.23 | Site La |



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.

The site is available as a whole or can be purchased as two individual lots:

Lot 1: Existing barn with full planning permission for conversion

Lot 2: Land with outline planning permission for four new dwellings



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.

Lot 1 - Barn Conversion (Guide Price £125,000 - £150,000)

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.

Lot 2 – Land with outline PP for 4 x dwellings (Guide Price £375,000 - £400,000)

Outline planning permission has been granted for the erection of four new dwellings.

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

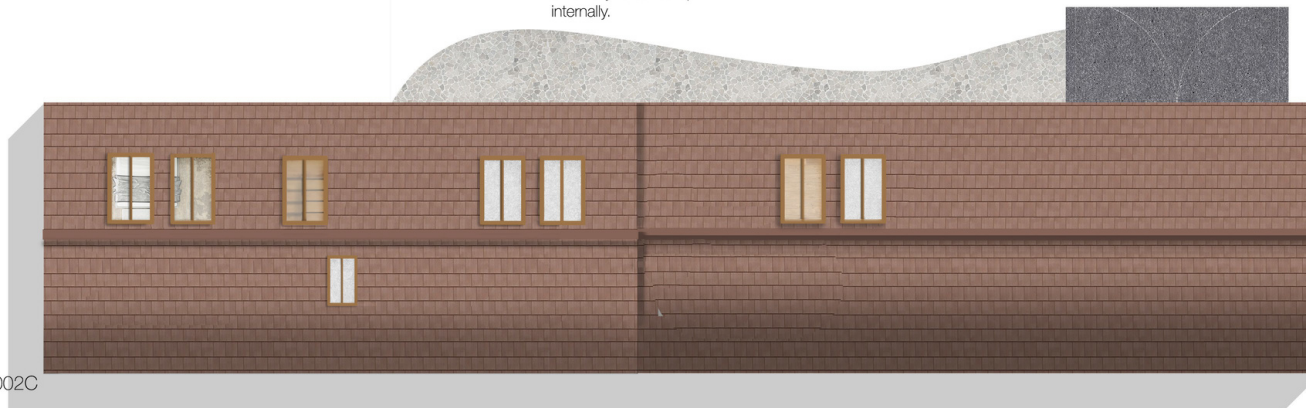
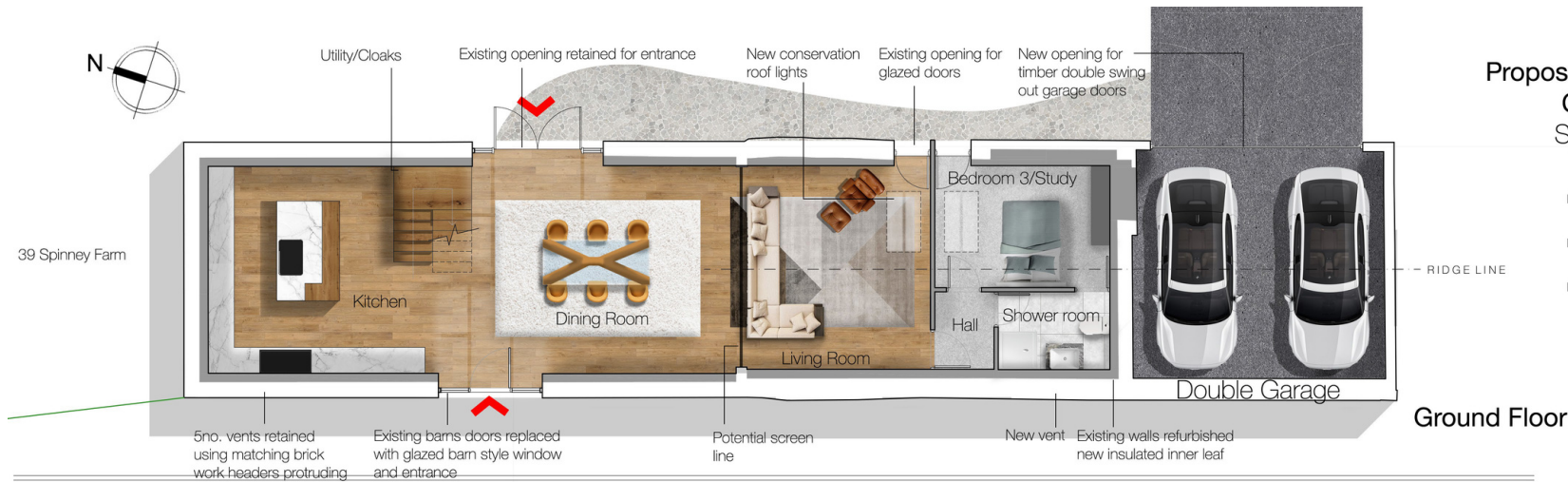
James Drabble
01522 504304
lincolnresidential@brown-co.com

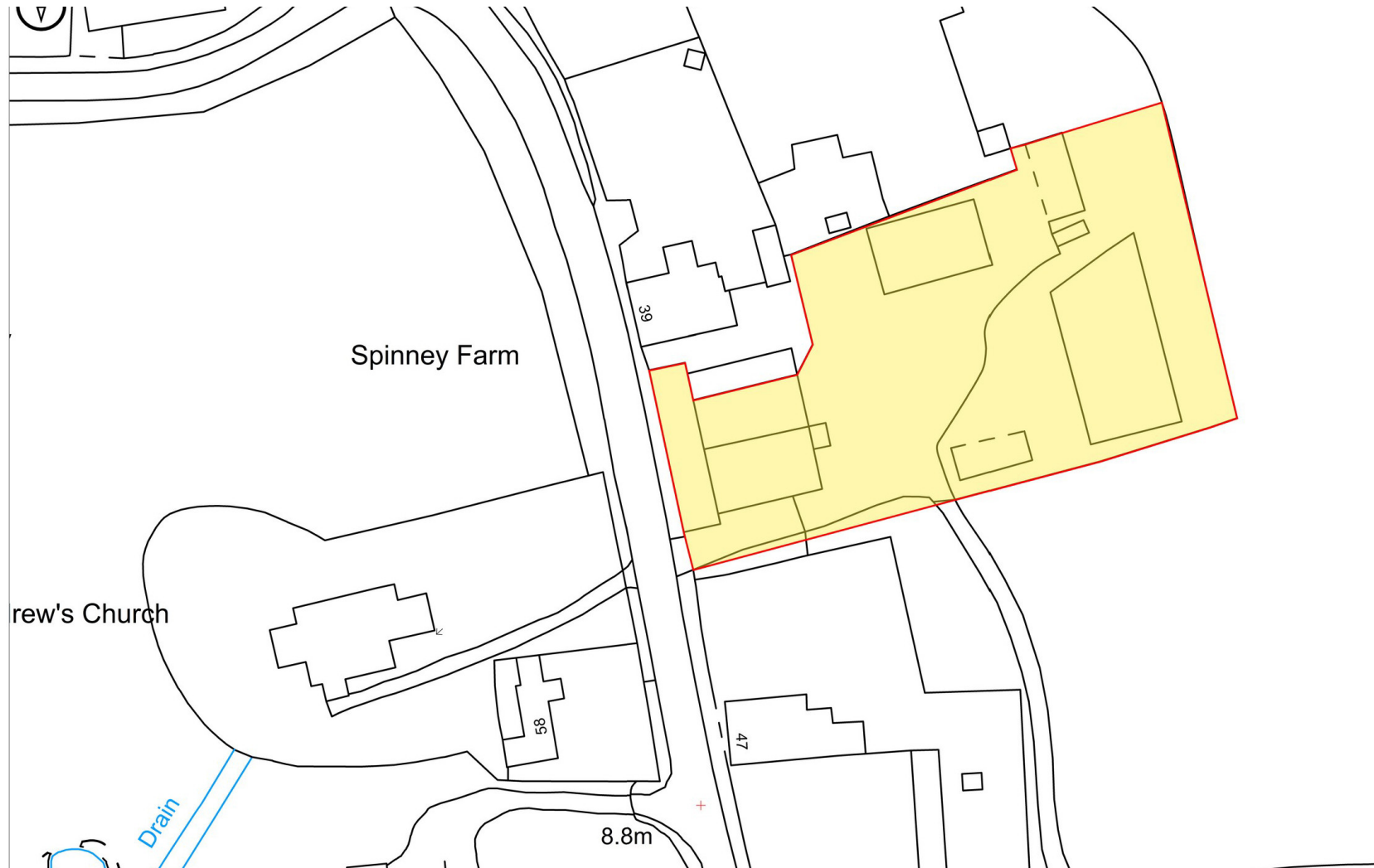


Proposed Barn Conversion Coloured Floor Plans

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.





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Brown&Co
 5 Oakwood Road | Lincoln | LN6 3LH
 T 01522 504 304
 E lincolnresidential@brown-co.com

BROWN & CO
 Property and Business Consultants