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SPALDING DEVELOPMENT: 01775 766766 www.longstaff.com



BELNIE HOUSE YARD, BUILDINGS AND LAND

Belnie Lane, Gosberton, Spalding, Lincolnshire PE11 4HN

**Farmyard with established buildings having the benefit of
Planning Consents as detailed**

For Sale by Private Treaty

Guide Price for the whole £325,000 Subject to Contract

Total Existing Ground Floor Area of Buildings (Gross External) 642 sq.m 6,907 sq.ft.

Site area 2.11 acres (0.85 hectares)

SPALDING 01775 766766 BOURNE 01778 420406

**LOCATION:**

The property is situated on the north side of Belnie Lane, a short distance from Spalding Road and about 1 mile from the centre of Gosberton. Gosberton offers extensive village facilities and amenities including Parish Church, Co-op store, Butchers and other facilities and amenities.

The property lies about 5½ miles north of Spalding and within easy reach of the larger settlement of Donington, some 4 miles north. The nearby market towns of Boston, Sleaford and Grantham are all within easy travelling distance.

DESCRIPTION:

The property presently comprises various agricultural buildings of different age, construction and type for which Planning Consent has been granted, details of which are provided in these Particulars. In addition, there is an extensive yard area and potential paddock area offered with the property. The total area being 2.11 acres (0.85 hectares) (subject to detailed survey). The property for sale is hatched blue on the plan.

Access is available from Belnie Lane with a rear exit at the far end of the yard to Cunsdike Lane.

PLANNING CONSENT:

1. Reference No. H08-1261-25 – Demolition of existing barn and erection of a detached dwelling, granted on 16th February 2026 for commencement of development by 15th February 2029 subject to planning conditions.
2. Reference No. H08-1236-25 – Barn conversion to a single dwelling, granted on 25th March 2026 for commencement of development by 24th March 2029 subject to planning conditions.

The Planning Consents for both the permissions are extensive and interested parties should download the appropriate information from the South Holland District Council Planning website (www.sholland.gov.uk) to ensure that all who might wish to pursue their interest in this development opportunity, have had full regard to the requirements set out in the Planning Consents.

SERVICES:

We understand that mains water and electricity have been connected to the yard in the past – no guarantee is given regarding services (generally). Intending purchasers must make their own specific enquiries with the relevant service providers/utilities as to the availability of such services as may be required, the practicality of connection and the cost thereof.

VIEWING:

Viewing is strictly by prior appointment only. The buildings are locked and therefore are not accessible on a casual basis. All those entering the property and the buildings do so entirely at their own risk and should have full regard to their own personal safety and at the same time, not cause any damage to the buildings or any of the vendor's equipment therein.

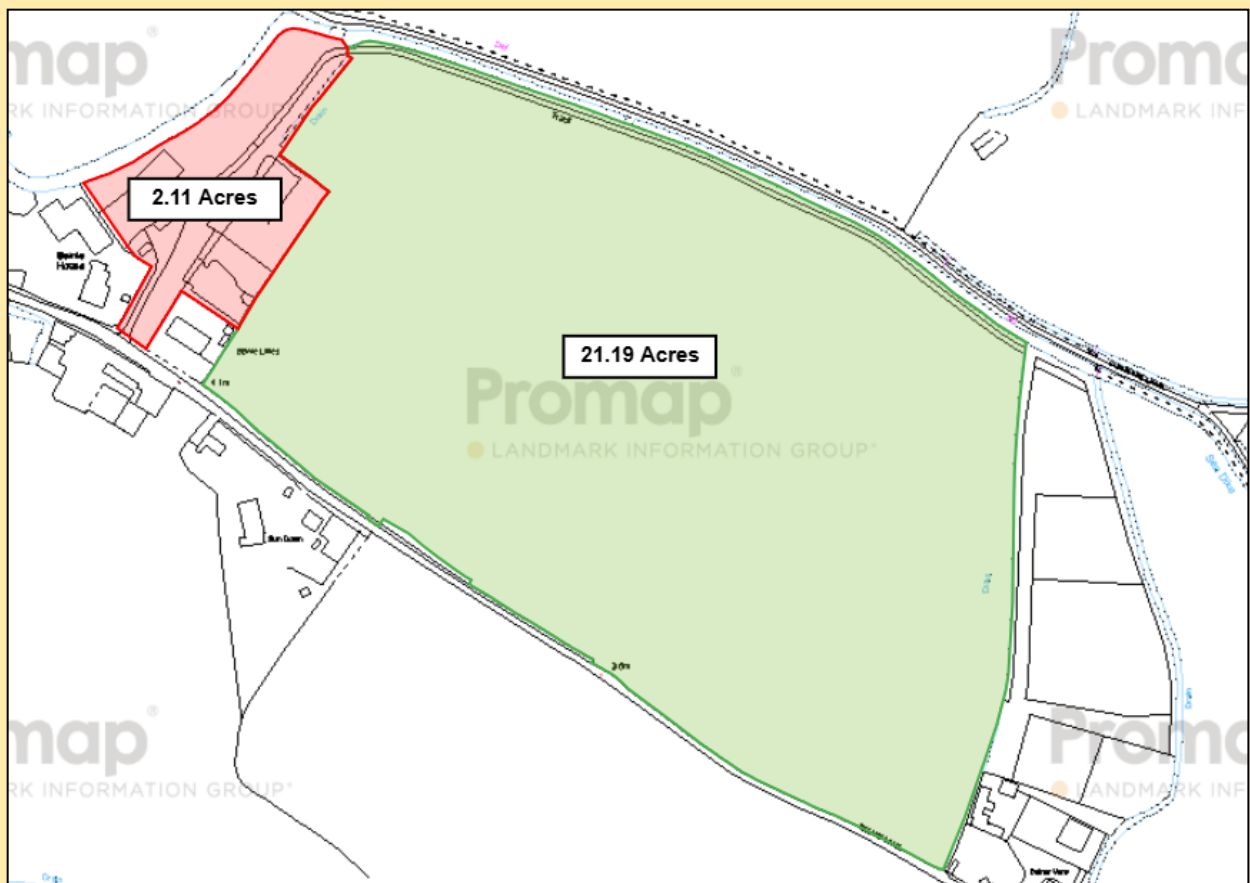
For an appointment to view, please contact 01775 766766 Option 4 to arrange such a viewing or email agricultural@longstaff.com.

ADDITIONAL INFORMATION:

- a) The buildings and such remaining elements that are on site at the time of completion, will be left in situ and will be for a purchaser to remove/deal with.
- b) The purchaser will be responsible for erecting a demarcation fence of a minimum of post and wire along the east boundary between points A. and B. on the plan within these Particulars. Such fence is to be erected within 2 months of the completion of the sale and to be maintained by the purchaser thereafter. A purchaser may provide a higher specification fence at their own cost in place of the initial demarcation fence. Any hedging should be planted at least 1.5 metres inside the new east boundary and any trees, should be planted at least 5 metres in from the boundary.
- c) General landscaping requirements as per the Planning Consents are set out in the permissions that have been granted to by the South Holland District Council and should be adhered to.

ADJACENT ARABLE LAND: (Edged green on the plan within these Particulars.)

It should be noted that the Vendors are currently offering For Sale a parcel of adjacent arable land extending to 21.19 acres (8.57 hectares) which is available separately. This is being offered by Informal Tender. Details regarding this are available from the Agricultural Department on 01775 766766 Option 4 or email agricultural@longstaff.com.





TENURE Freehold. Vacant Possession will be available upon completion.

LOCAL AUTHORITIES:

District and Planning: South Holland District Council Planning Department, Council Offices, Priory Road, Spalding PE11 2XE
Telephone: 01775 761161

County and Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
Telephone:

Water and Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA
Telephone: 0800 919155
We are not aware that there are any main sewers in the area and therefore the drainage will have to be provided by a private system(s).

Electricity: National Grid, New Supplies, Customer Application Team, Tollend Road, Tipton DY4 0HH
Telephone: 0121 6239007

Internal Drainage Board: Welland and Deepings Internal Drainage Board, Deeping House, Welland Terrace, Spalding PE11 2TD
Telephone: 01775 725861

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.

Ref: S12084

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.

SALE PARTICULARS: These have been prepared in August 2026 – Photographs have been taken during June/August 2026.

ADDRESS

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS

CONTACT

T: 01775 766766 Option 4. - E: agricultural@longstaff.com - www.longstaff.com