

EST 1770



**Longstaff**.COM  
INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



**Plots 1 & 2 opposite, 39 Edenham Road, Hanthorpe, Bourne, PE10 0RB**

**£225,000 Freehold**

- Two Building Plots
- Non Estate Village Location
- Pretty Lincolnshire Hamlet
- Close to Bourne & Stamford
- Planning App Ref S25/0987

A rare opportunity has arisen to purchase two building plots with planning consent for two single storey dwellings. The plots are located on the edge of a quiet hamlet (Hanthorpe) with enviable views across open fields and countryside. Bourne woods is just a 10 minute walk away. Planning Consent granted September 2025 under ref s25/0987.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **GENERAL**

These two individual building plots have planning permissions for a single storey dwellings. Permission was granted by South Kesteven District Council in September 2025 planning application (S25/0987)

Please see attached plan and the plots highlighted in red.

#### **LOCATION & GENERAL INFORMATION**

Hanthorpe is a pretty Lincolnshire hamlet approximately 3.5 miles from Bourne and 9 miles from Stamford.

Bourne is a thriving market town that benefits from several national supermarkets and local individual shops as well as many different bars and restaurants. There are excellent primary and senior schools including Bourne Grammar school and Bourne Academy and there is a free school bus to both the senior schools.



These plots are located on the South/West side of Edenham Road, to the South/West of the village of Hanthorpe and to the West of Morton and to the North of Bourne.

The site is rectangular in shape with a mixed hedge row boundary to the North, East, South and West.

Plot 1 & Plot 2 are for two bed bungalows. Each plot will have parking for two vehicles. There will be a private driveway to the frontage and amenity space to the rear.

#### **SIZE**

The plot overall measures approximately 0.21 of an acre/.08 hectare. It is envisaged that the two dwellings will be single storey and access will be via Edenham Road.

A copy of the site plan is attached for identification purposes only. Please note this is not to scale.

#### **AGENTS NOTE**

The plot has a mature trees to the West boundary which can be removed but planning consent requires the trees to be replaced by a hedge row bushes. Buyers are responsible for the demolition of any existing buildings and also for clearing the site.

#### **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

This land is being sold subject to the benefit of all easements, wayleaves and rights of way where they exist and whether referred to in these sales particulars or not.

#### **SERVICES**

Mains water and electricity are believed to be connected. However all interested parties should make their own enquires with the relevant undertakings.

#### **CONTACT INFORMATION**

Planning consent granted by South Kesteven District Council.  
St Peters Hill, Grantham Lincs NG31 6PZ.  
01475 406080

#### **DIRECTIONS**

From Longstaff office turn right into North Street and proceed to the centre of Bourne. At the traffic lights turn left and proceed heading North. At the village of Morton turn left into Hanthorpe Road. Follow the road to the left into Edenham Road. The building plots are located opposite 39 Edenham Road.

#### **AMENITIES**

Hanthorpe and Morton are located just three miles North of Bourne. Morton benefits from a national supermarket, a village post office, a local pub, primary school and two churches. There are regular bus links to both Bourne and Peterborough.

Bourne has many different bars and restaurants, excellent primary and senior schools including Bourne Grammar and regular bus links to Peterborough and Stamford.



%epcGraph\_c\_1\_250%

**TENURE** Freehold

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**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: 17527**

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.

**ADDRESS**

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

**CONTACT**

T: 01778 420406  
 E: [boume@longstaff.com](mailto:boume@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)