

EST 1770



Longstaff.COM

BOURNE COMMERCIAL: 01778 420 406 www.longstaff.com



Residential Development Site at 59 Abbey Road, Bourne. PE10 9EN

Guide Price £260,000 Freehold

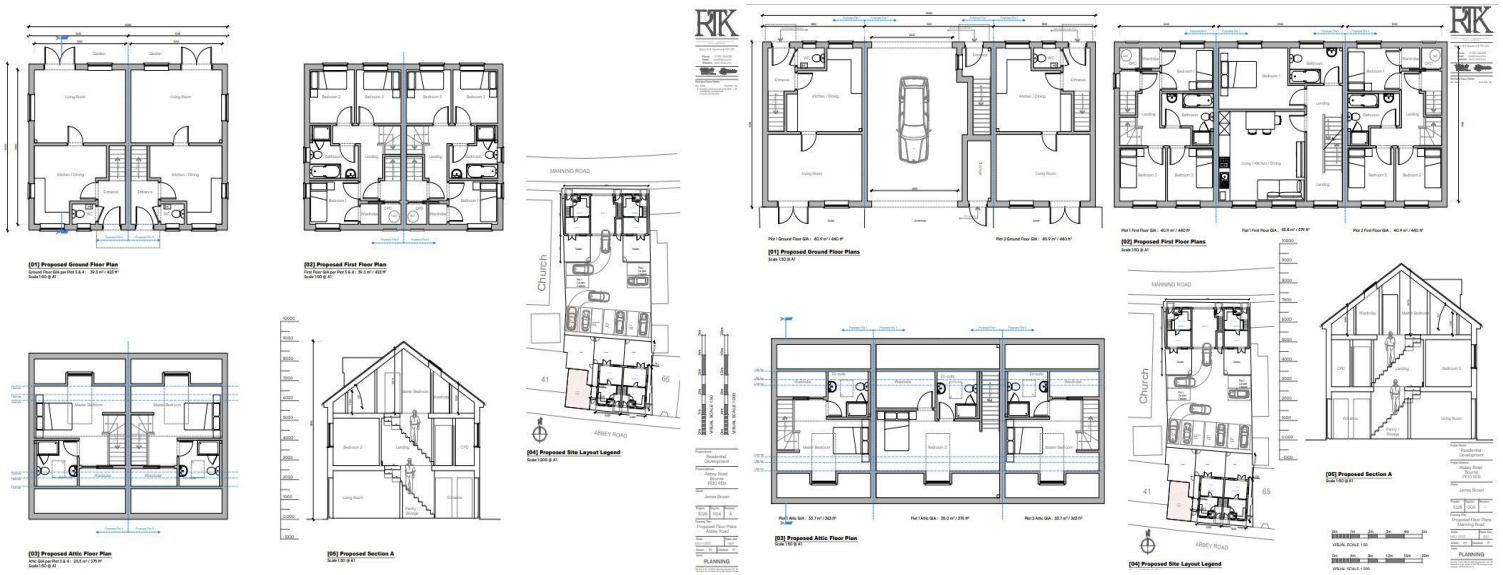
Exceptional Development Opportunity – Planning Permission for Five New Dwellings

Site Area: Approximately 718 sq. m. (0.179 acres)

Overlooking the Abbey Lawns. Off-Street Car Parking.

SPALDING 01775 766 766 BOURNE 01778 420 406

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



LOCATION

The development site is located within close proximity to the town centre of Bourne. From the crossroads in the centre of Bourne, turn East onto Abbey Road and, after approximately 450 meters, the site is located on the left-hand side of the road.

What3Words Location: ///crafts.pounds.envoy

DESCRIPTION

A rare opportunity to acquire a residential development site extending to approximately 718 sq. m. (0.179 acres), situated in a desirable town-centre location. Planning permission has been granted on 25th June 2025 under the SKDC planning reference number 'S24/1704' for the construction of five new residential dwellings - four four-bedroom houses and one two-bedroom flat.

The proposed development has been carefully considered to maximise the site's potential, with a layout that makes efficient use of the land while respecting the character of the surrounding area. The site is conveniently situated within easy walking distance of shops, schools, public transport, and local amenities, in a sought-after residential location.

PLANNING PERMISSION

Further details of the Planning Permission can be downloaded from the South Kesteven District Council website by searching the Planning Reference (S24/1704). The Decision Notice was dated 25th June 2025, and states that development should commence within 3 years of 25th June 2025.

59 Abbey Road, Bourne

59 Abbey Road is an existing house located adjacent to the land being marketed for sale, marked in blue on the attached site plan for reference. The sellers plan to retain and refurbish the house, and they will also retain an area of garden and two car parking spaces to the rear (North) of 59 Abbey Road, also marked in blue. The barns to the rear of the property will not be retained by the sellers and, as per the proposed development plan, can be demolished to make way for the residential development. The extent of the site marketed For Sale is edged in red on the attached site plan.

The Seller will reserve the right at all times to use two parking spaces in a position to be designated by the Seller to serve the existing dwellinghouse at 59 Abbey Road (which is not included in the sale), together with vehicular and pedestrian rights of access from and to the said dwellinghouse and parking spaces to and from Manning Road.

The Seller will also reserve the right to use maintain repair and renew service conduits for the existing dwellinghouse.

Further details, including relevant planning documents, are available upon request from the selling agents. Please contact R. Longstaff & Co LLP - 01778 420 406.

BUYER REQUIREMENTS

The Buyer will be required to create and surface the access route to Manning Road and parking area with tar macadam and mark out the parking spaces serving the retained existing dwellinghouse and the development in a proper and workmanlike fashion using good quality materials of their several kinds prior to first occupation of any of the new dwellings and in any event not later than six months from completion of the sale.

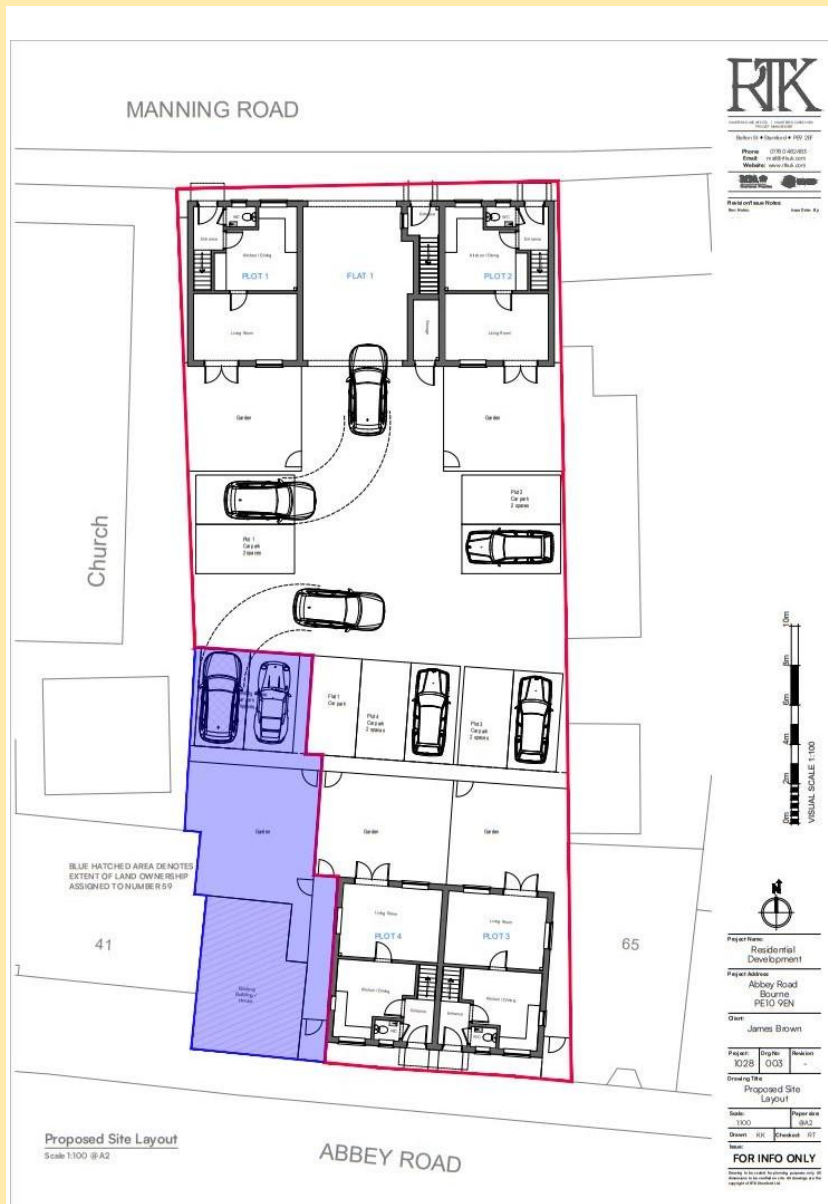
SERVICES

We are unaware of any confirmed details in relation to the services currently connected to the site. Interested parties are advised to undertake their own investigations.

VIEWINGS

Viewings are strictly by appointment only with R. Longstaff & Co LLP – Bourne on 01778 420 406.





TENURE

Freehold.

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: 17210

ADDRESS

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

CONTACT

T: 01778 420 406
E: kit@longstaff.com
W: www.longstaff.com