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Residential Development Site to the Rear of 16-22 High Street, Rippingale,  
Bourne. PE10 0SR.

**Guide Price £450,000 Freehold**

Residential Development Land with Outline Planning Permission for Five Dwellings  
Site Area: Approximately 4,854 sq. m. (1.20 acres)

SPALDING 01775 766 766 BOURNE 01778 420 406

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## **LOCATION**

The development site is situated on the North side of High Street in Rippingale with access to the site being obtained via an entrance road to the West of 16 High Street.

## **WHAT 3 WORDS LOCATION: - ///comfort.placidly.engulfing**

The village of Rippingale is located 5 miles north of the market town of Bourne and 16 miles north of the vibrant town of Stamford. 21 miles south of Rippingale is the city of Peterborough, which has rail connection services to London Kings Cross, taking approximately 50 minutes.

Facilities and amenities including retail, sporting, and educational are available in the nearby towns of Bourne, Sleaford, Spalding and Stamford.

## **DESCRIPTION AND PLANNING PERMISSION**

A rare opportunity to acquire a residential development site extending to approximately 4,854 sq. m. (1.20 acres), situated in a desirable village location. Outline Planning Permission was granted on the 13<sup>th</sup> February 2026 under the SKDC planning reference number 'S25/1705' for the construction of five new residential dwellings. The Decision Notice states that development should commence within 3 years of 13<sup>th</sup> February 2026.

Further details of the Outline Planning Permission can be downloaded from the South Kesteven District Council website by searching the Planning Reference (S25/1705) or by contacting R. Longstaff & Co LLP on 01778 420406.

## **ACCESS**

The seller will grant a right of way over the access roadway, which is roughly shown highlighted red on the attached plan. This is subject to reasonable contributions to maintenance. The seller will also grant the buyer rights to upgrade the access roadway (at the buyer's cost) as well as rights to lay and connect to services through/in the access roadway.

## **BOUNDARIES AND FENCING**

Any plans are provided for indicative purposes only and are not to scale. The exact extent of the property and the access roadway will be marked on the ground and surveyed when a sale is agreed. Interested parties are responsible for familiarising themselves with the boundaries of the site. The buyer will be responsible for erecting a wooden close boarded featheredge fence with concrete posts (to at least 2.00m in height) along the East boundary of the site within six months of completion.

## **VAT**

The sale will be exempt from VAT but should the sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer(s) in addition to the contract price.

## **METHOD OF SALE**

The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Perspective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address. Further information is available from the Selling Agents.

## **SERVICES**

No dedicated services are connected to the land. 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. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

## TENURE

Freehold.

## LOCAL AUTHORITIES

South Kesteven District Council (SKDC).

## PARTICULARS CONTENT

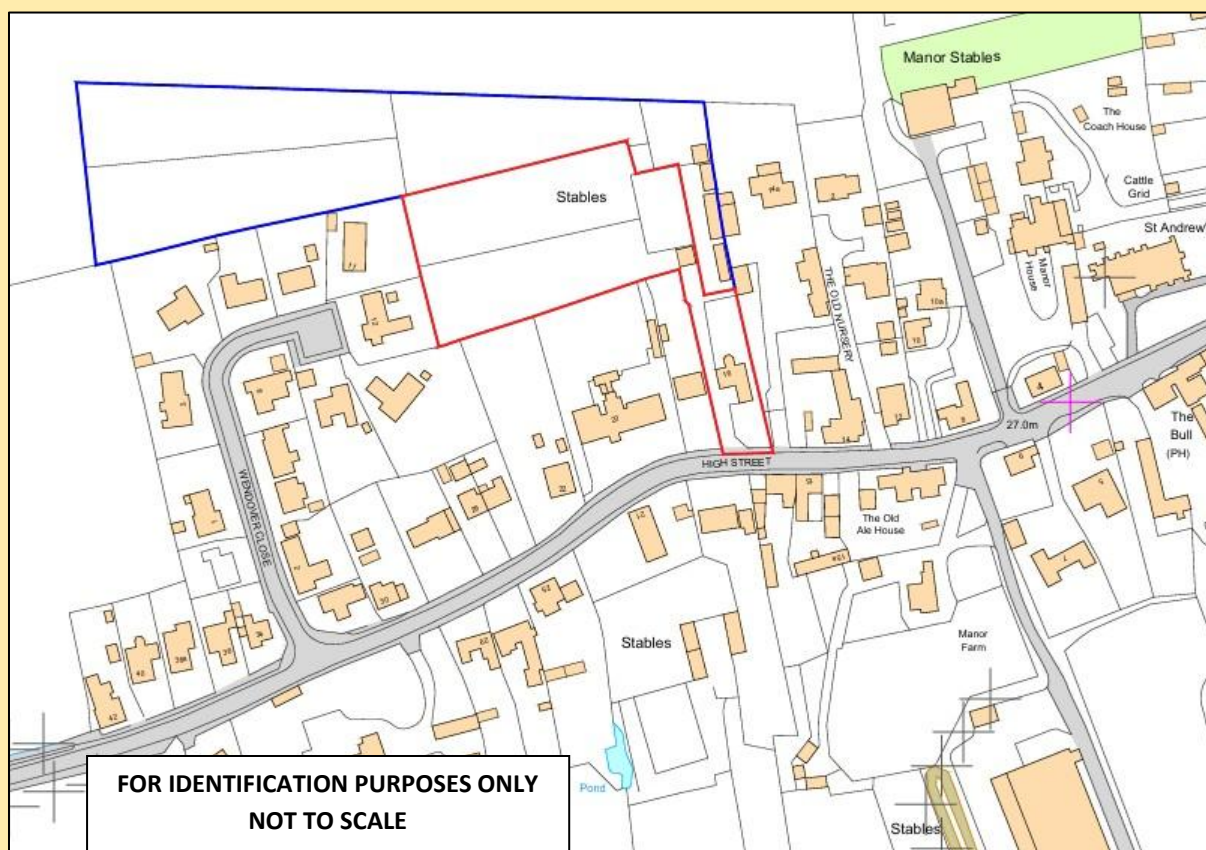
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any 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.

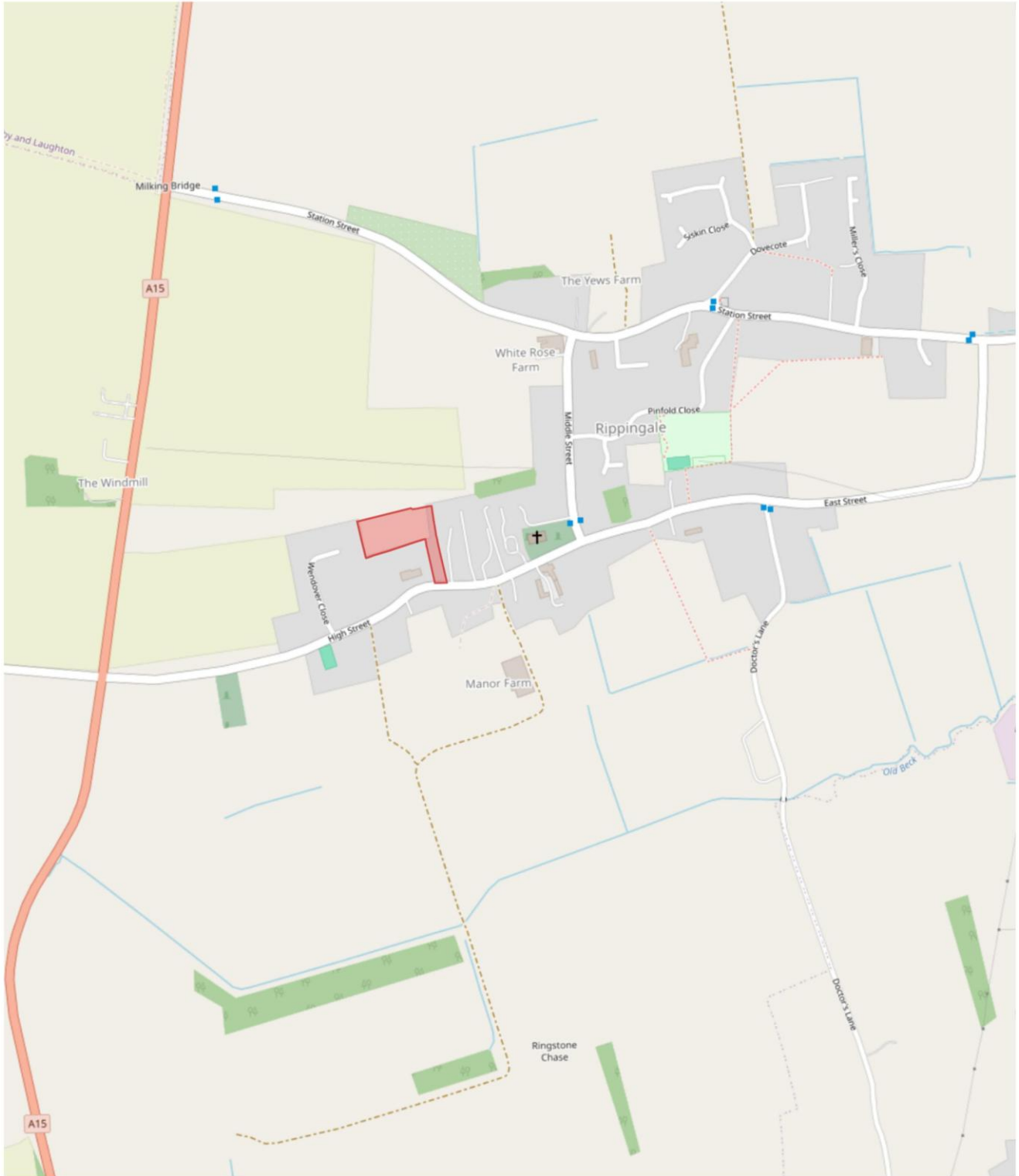
## ADDRESS AND CONTACT

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

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LOCATION PLAN



Produced on Land App, Apr 8, 2026.  
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NOT TO SCALE

