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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



The Crewyard, 38 High Street, Morton, Bourne, Lincolnshire PE10 0NR

GUIDE PRICE - £265,000 Freehold

The property provides a fantastic opportunity to create a Residential Development. The existing planning permission allows for a change of use to form two dwellings.

Total site extending to approximately 0.1244 hectares (0.307 acres)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property includes a range of traditional buildings orientated in a south facing 'U' shape. The existing buildings extend to approximately 390m² (4,200 sq. ft) – Gross External Area.

The properties are mostly of brick and stone construction with pantile roofs. The property includes an area of land to the south of the buildings and has a right of way over the access, which is owned by the seller, the seller also owns the property adjacent.

The property is located within the conservation area and Manor Farm (the property located on the east side of The Crewyard) is Grade 2 listed. As a consequence, The Crewyard buildings are curtilage listed and are therefore subject to the same controls as listed buildings themselves.



LOCATION

The property is located on the south side of High Street in Morton. From Boume, proceed north on the A15 and turn right into Morton village. Proceed for approximately half a mile along High Street and the property is located on the right hand (south) side of High Street. The property is highlighted by a Longstaff for sale board. The 'What 3 Words' location for the Crew yard is: ///edges.breakaway.patrolled The 'What 3 Words' location for the access off High Street is: ///pizzeria.frantic.yappy

ACCESS / RIGHT OF WAY

The property has the benefit of a right of way over the area shown hatched blue on the plan. The right of way will be subject to a 50% contribution to the maintenance of that area. Services should be connected directly from the building northwards to the road, not through the area hatched blue.

PLANNING PERMISSION

The property has the benefit of Planning Permission (Reference S22/0518) which was determined on the 10th May 2022. The permission allows for a change of use of the barns and for the erection of extensions to form two dwellings.

The development should be commenced before the expiry of 3 years from the date of the permission (i.e. by 9th May 2025). The details included in the Planning Permission can be downloaded from the South Kesteven District Council website or are available from the Selling Agents.

The Planning Permission provides for the following accommodation:-

Plot 1 (east): The property provides the following accommodation: Entrance Hall, Kitchen, Utility/Larder, Boiler Room, WC, Dining/Living Room, Study, Master Bedroom with Ensuite, Family Bathroom, Second Bedroom with Ensuite, Third Bedroom and a Fourth Bedroom.

Plot 2 (West): The property provides the following accommodation: Entrance Lobby, Boot Room, WC, Kitchen/Family Room, Utility Room, Dining/Living Room, Study, Master Bedroom with Ensuite, Second Bedroom, Third Bedroom and Family Bathroom.

Car parking provisions are shown on the approved plans, which also show a split courtyard garden. The plans also show Plot 2 having a second courtyard garden to the south of the building.

Please note, the seller is looking to include an additional area of land to the south of the property (shown hatched green on the sale plan).

FENCING OBLIGATIONS

The purchaser will be responsible for erecting a wooden post and three rail fences to at least 1.2m in height along the south and east boundaries of the property. The fence is to be erected within two months of completion.

VAT

VAT is chargeable/is not chargeable in addition to the purchase price.

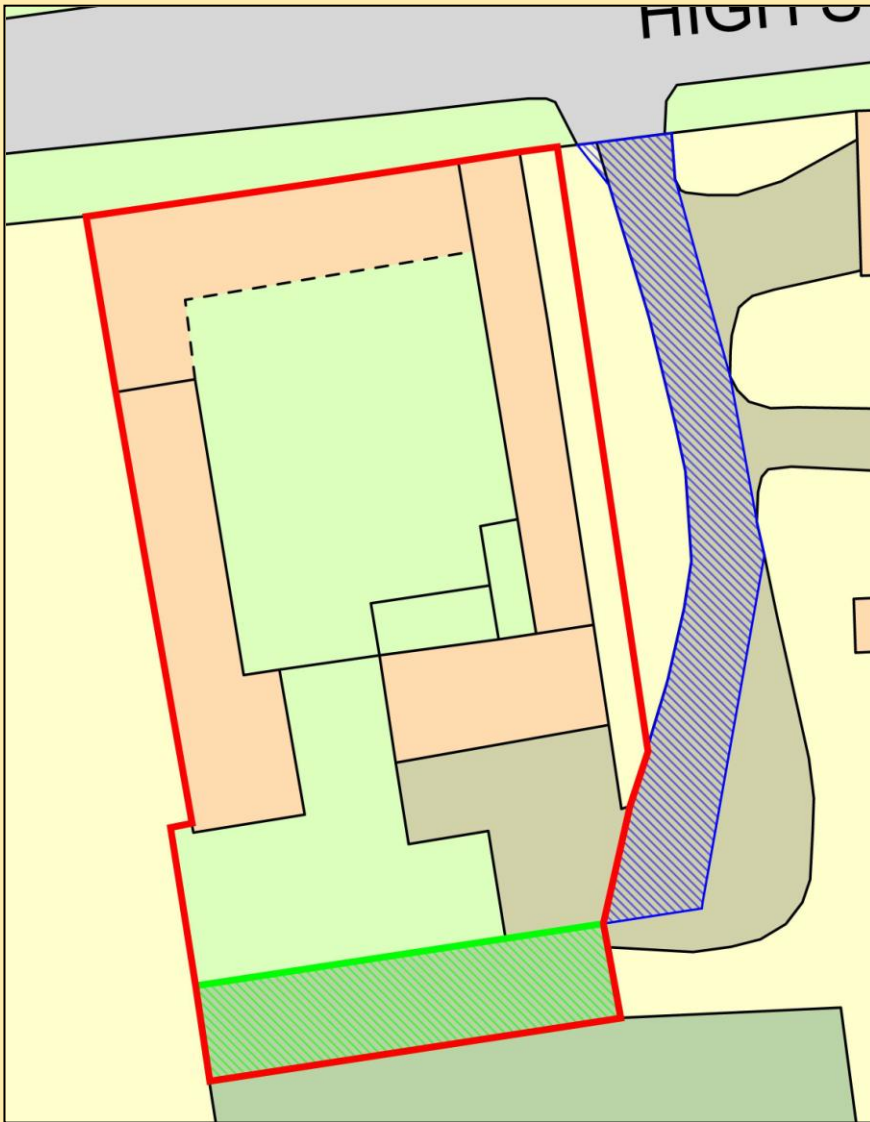
SERVICES

The property has previously had the benefit of mains electric and water supplies although the sellers provide no assurances or guarantees in this regard. Interested parties are advised to investigate the supply of water, electric and drainage and their connections thereof.

TENURE

The property is available free hold with vacant possession and will be offered for sale in its present condition.

PLAN OF THE SITE



VIEWINGS

Interested parties are invited to contact R Longstaff & Co - 01778 420406 to make arrangements to view the property. Viewings are to be accompanied at all times and no unaccompanied viewings should take place. All parties enter the property and buildings entirely at their own risk. This is especially relevant given the condition of the buildings on site. Interested parties should exercise extreme caution in respect of personal safety and those parties attending at all times. Neither the Vendors nor their Agents accept any liability to damage to persons or property.

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 15779 (Price Reduction 29/09/23)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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