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BOURNE RESIDENTIAL DEVELOPMENT: 01778 420406 www.longstaff.com



Barn to the south of Haconby Drove, Haconby, Bourne. PE10 0UN
GUIDE PRICE - £250,000 - FREEHOLD

Barn conversion opportunity with uninterrupted views overlooking open countryside.

Planning Permission for conversion to a detached dwelling.

Building extends to approximately 180m² (1,938 sq.ft.).

Site area extends to approximately 0.41 hectares (1.02 acres)

with additional land available by separate negotiation.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

LOCATION:

The property is situated on the south side of Haconby Drove which runs in an easterly direction from Haconby Village. The property is approximately 2.20 miles from the east edge of Haconby village and approximately 3.20 miles from the turn off the A15.

The 'What 3 Words' location for the entrance to the property is `///complies.answer.deform`.

The 'What 3 Words' location of the barn is `///anode.lengthen.executive`.

DESCRIPTION:

The barn, which is formally an Ancaster Estate property, is orientated east/west. It has a number of large openings along the south elevation and an additional opening to the west. The property is set back from the Public Highway and enjoys an uninterrupted, secluded setting with views across open countryside.

The seller will retain a right of way over the first part of the access track (shown hatched blue on the plan) to facilitate access to the adjacent field.

The seller reserves a Right of Way over the first part of the access track (highlighted blue on the plan) in order to gain access to the fields adjacent. The seller will contribute 25% to the cost of future maintenance of that section of the access track (only). Total area approx. 0.41 hectares (1.02 acres).

ADDITIONAL LAND:

There is an area of additional land which is available by separate negotiation. The additional area of land extends to approximately 1.01 hectares (2.49 acres) and is located to the south of the property. Please see the marketing plan which shows the area available by separate negotiation outlined blue and marked "Lot 2".

PLANNING PERMISSION:

The property has Planning Permission for the conversion of the barn into a three bedroom dwelling and the change of use of agricultural land into residential garden and associated landscaping/parking. Planning Permission was granted on 12th July 2023 under Planning Application Ref. S22/1230. Interested parties should note the various conditions on the Planning Decision Notice which is available from South Kesteven District Council's website or from the Selling Agents. The purchaser will be responsible for all costs associated with fulfilling such conditions and completing any work and any specific or technical enquiries in respect of planning matters must be addressed directly to the Planning Department at South Kesteven District Council – Tel. 01476 406080.

The derelict cottage to the west of the barns may offer some potential for development although that has not been explored by the seller.

SERVICES:

The seller is not aware of any mains services connected to the property although it is understood that the bore hole/pumping station (which is owned by a third party) which is located at the junction between the access track and Haconby Drove, does have an electric supply so interested parties may wish to explore whether any form of electrical connection could be available at that location. There is a private bore hole located between the house and the derelict cottage which may provide the opportunity for a water supply. Interested parties should undertake their own investigations and neither the seller nor their agents can make any guarantees as to the availability or suitability of services or the practicality or cost of providing such services to the site.

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 Agent.

TENURE:

Freehold with vacant possession upon completion.

VIEWINGS:

All viewings should be arranged with R Longstaff and Co's Bourne Office – 01778 420406.

HEALTH AND SAFETY:

All parties enter the property entirely at their own risk. The derelict cottage and associated buildings should not be entered at any time. 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.

LOCAL AUTHORITIES:**District & Planning:**

South Kesteven District Council, Council Offices, The Picture House,
St Catherine's Road, Grantham. NG31 6TT

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex. CM20 9HA

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln. LN1 1YL

Electricity:

Western Power Distribution, Customer Application Team, Tollend Road, Tipton.
DY4 0HH

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. Please note the aerial photographs of the property were taken in 2022. The rest of the photographs were taken in August and September 2023.

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.

Ref: B0355

CONTACT:

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