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Thurlby Youth Hostel, 16 High Street, Thurlby, Bourne PE10 0EE

GUIDE PRICE: £395,000 + VAT FREEHOLD

- Victorian Property used as a Youth Hostel Close to the Market Town of Bourne.
- Approximate Gross External Area of the buildings – 357m² (3,843 sq. ft.).
- Approximate Site Area 0.408 Hectares (1.01 Acres).
- The Buildings Require Extensive Refurbishment.
- Mature Garden with Extensive Driveway and Car Park.
- VAT will be payable in addition to the sale price.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



LOCATION

The village of Thurlby is located three miles from the market town of Bourne and 10 miles south-west of the vibrant town of Stamford. 14 miles south of Thurlby is the city of Peterborough, which has rail connection services to London Kings Cross, taking approximately 50 minutes.

Thurlby offers local amenities including a Primary School, Veterinary Surgery, Post Office and Public House with Bourne close-by offering further facilities including an Academy and Grammar School, supermarkets, various shopping facilities and boutiques.

The Thurlby Former Youth Hostel, 16 High Street, Thurlby, Bourne can be located using the What 3 Words location:- [///scribble.steered.waxing](https://www.what3words.com/?w3w=///scribble.steered.waxing)

DESCRIPTION

The Thurlby Youth Hostel buildings extend to approximately 357m² (3,843 sq.ft) (gross external area) and provide a fantastic opportunity for the redevelopment of the existing buildings or the development of the site (subject to planning). The property requires extensive refurbishment but offers fantastic scope. The total site area extends to approximately 0.408 hectares (1.01 acres) (subject to survey) with the potential for open field views to the south.

The accommodation is set out across both a ground floor and first floor, with ground floor accommodation extending to the east.

USE/POTENTIAL USE:

The property has most recently been used by the Youth Hostel Association and run as Thurlby Youth Hostel. The premises has been closed since 2020 and has been vacant since that time. The property, which is significant, provides opportunities for development/reconfiguration/reuse, subject to planning and interested parties are encouraged to contact South Kesteven District Council to discuss any questions that may arise.

ACCOMMODATION:

Summary of the internal accommodation in the existing layout/configuration.

GROUND FLOOR:

Entrance Foyer with Staircase

Lounge

Office 1

Reception Room

Kitchen with Staircase

Laundry Room 1

Laundry Room 2

Shower Room

W/C

Hallway

Bedroom 1

En Suite Shower & W/C

Seating Area

Bedroom 2

En Suite Shower & W/C

Staff Dorm Room 1

Staff Dorm Room 2

FIRST FLOOR:

Staircase and Landing

Bedroom 3

En Suite Shower & W/C

Bedroom 4

Separate Shower Room & W/C

Further Stairs to:

Hallway
Bedroom 5
Bedroom 6
Bedroom 7
Shower Room
W/C

GARDENS AND GROUNDS:

The property has the benefit of extensive grounds to the west and south sides. The total site extends to approximately 0.408 hectares (1.01 acres) (subject to survey).

BUSINESS RATES:

Rateable Value: £3,600 (2023 Rating List).

Interested parties are recommended to contact South Kesteven District Council regarding any business rates payable on 01476 406080. Please note: The property is rated as Hostel and Premises for Business Rates purposes.

COVENANTS:

The property is offered For Sale without any form of covenants or uplift provisions etc.

TREE PRESERVATION ORDER:

A number of the trees in the grounds to the south of the property are protected by Tree Preservation Orders – more details are available from the Selling Agent.

TENURE:

The property is offered for sale Freehold with vacant possession available upon completion.

VAT:

Please note, VAT will be payable in addition to the sale.

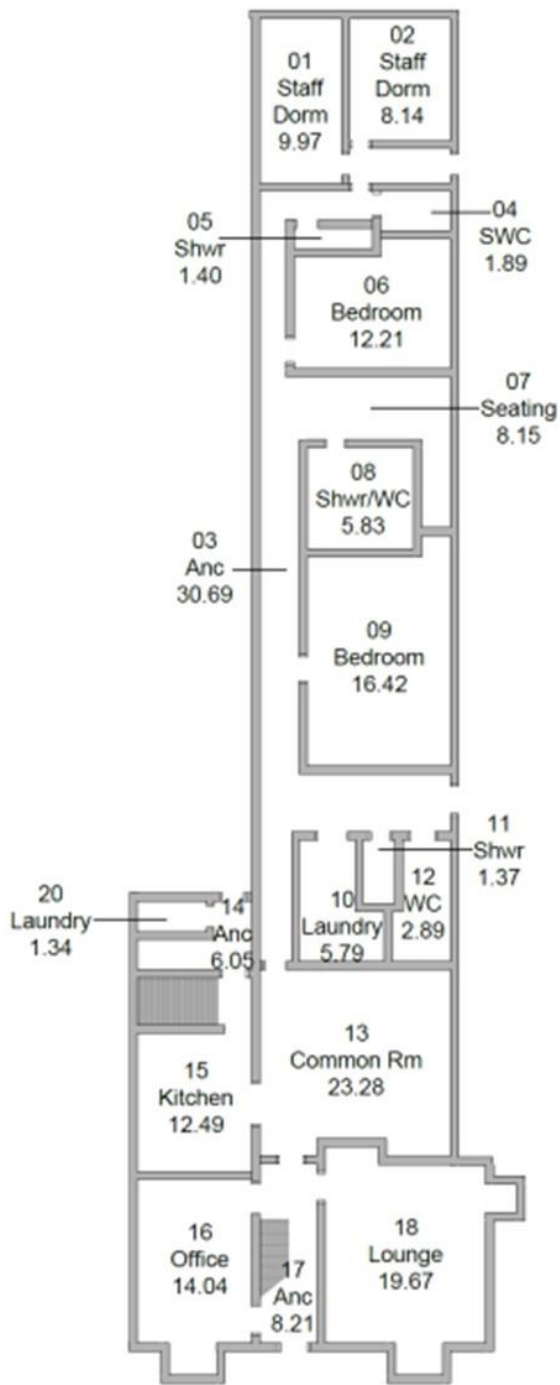
VIEWING:

Strictly by prior appointment with the Vendor's Agents. Please contact the Commercial Department of R Longstaff & Co. Telephone number 01778 420206 or via email at kit@longstaff.com.

Please Note: The electric supply is currently switched off and a lot of the windows have been boarded up therefore unfortunately viewings will be conducted by torch light and interested parties should equip themselves accordingly.

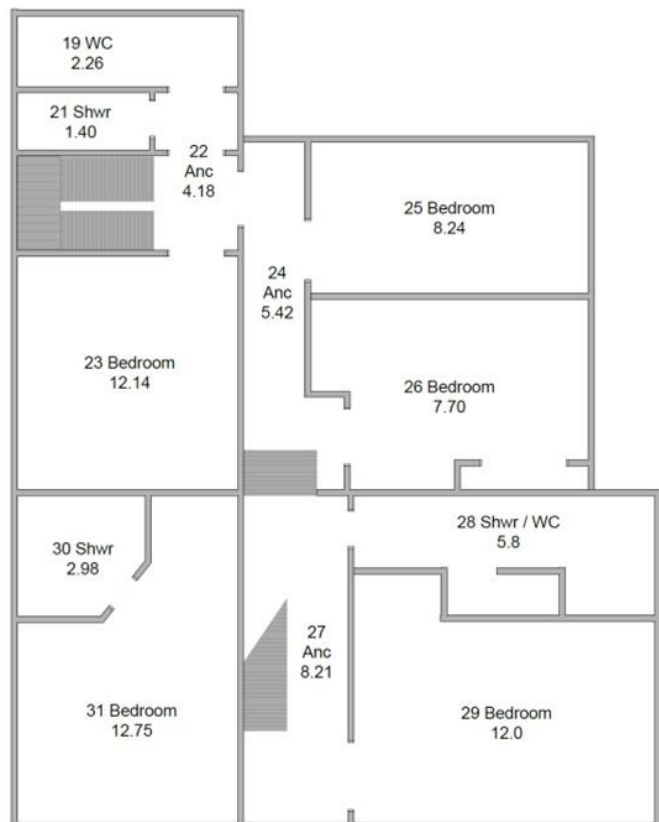






Ground Floor.

For Guidance Purposes Only.
Floorplan Not Drawn To Scale.



First Floor.

TENURE: Freehold

SERVICES:

The property has the benefit of mains services including water, foul drainage, electric and gas. However, none of the services of heating systems have been checked and all systems are currently drained down and isolated.

Interested parties are recommended to investigate the availability and cost of reconnecting services.

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. 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: 16035

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PE10 9EN

CONTACT:

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District and Planning:

South Kesteven District Council, Council Offices, St Peter's Hill, Grantham, Lincolnshire NG31 6PZ
CALL: 01476 406080

Water and Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County and Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 2YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH

Email: wpdnewsuppliesmids@westernpower.co.uk

CALL: 0121 623 9007