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## **Rippingale Fen Farm, Long Drove, Rippingale, Bourne, PE10 0TG**

**Guide Price £725,000 Freehold**

Rippingale Fen Farm provides a unique opportunity to acquire a pair of semi-detached cottages as well as a farmyard and agricultural buildings with permission for conversion of buildings into four residential dwellings.

VAT will be payable on the yard and farm buildings, but not on the two cottages.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### LOCATION:

From Bourne town centre proceed heading North along the A15. After approximately four miles take the second turning on the right into Rippingale. Proceed through the village. At the crossroads go straight on into Rippingale Fen. After approximately three miles Rippingale Fen Farm is located on the left-hand side – highlighted by a R. Longstaff & Co LLP for sale board.

**What3Words Location: ///meatball.snail.junction**

#### GUIDE PRICE:

Guide Price £725,000 – Freehold. VAT will be payable on the yard and farm buildings, but not on the two cottages. The Guide Price for the yard and farm buildings is £395,000 (plus VAT) and the guide price for the cottages is £330,000 (no VAT). Please note, the property is only offered for sale as a whole.

#### DESCRIPTION:

##### **East & West Cottages Rippingale Fen PE10 0TG – (Marked E & W on the plan):**

East & West Cottages are a pair of semi-detached cottages which offer good size accommodation including three bedrooms and enviable views at both the front and rear across open fields and countryside. The properties include UPVC windows throughout, Oil fired central heating systems, generous gardens and brick-built outhouses. Please note, both cottages require major renovation.

##### **Eastern Cottage:**

Entrance Hallway:

Part glazed door at rear of cottage to small Entrance Porch leading into the Entrance Hall. Laminate flooring, radiator, under stairs storage cupboard housing Grant oil fired central heating boiler, stairs to first floor.

Lounge: 13'5" x 14'6"

Laminate flooring, open fireplace with tiled back plate and hearth, radiator, uPVC window to front.

Kitchen/Diner: 9'11" x 20'3"

To kitchen end wall mounted and floor standing white fronted cupboards, complimentary worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, integral dishwasher, space for range cooker, radiator, uPVC windows to front and rear.

First Floor Landing: Radiator, access to roof storage space.

Bedroom 1: 14'6" x 10'2"

Radiator, uPVC window to front.

Bedroom 2: 9'11" x 13'5"

Radiator, airing cupboard housing hot water tank, UPVC window to front.

Bedroom 3: 9'10" x 11'1"

Radiator, UPVC window to side.

Bathroom: 9'11" x 6'5"

Panelled bath with curved screen, wall mounted electric shower over, pedestal wash hand basin, low level WC with concealed flush, radiator, vinyl flooring, splash back tiling, UPVC window to rear.

Externally: The front of this cottage has a mature hedge to the front boundary with the remainder of the front garden laid to lawn. The side and rear garden are also laid to lawn.

**EPC Rating: E (43) – Council Tax Band: TBC.**

### **West Cottage:**

Entrance Hall: UPVC part glazed front door to Entrance Hallway.

Lounge: 12'11" x 9'4"

Open fireplace with tiled surround back plate and hearth, radiator, uPVC window to front.

Bathroom: 6'9" x 5'7"

Panelled bath, wall mounted wash hand basin, low level WC, radiator, splash back tiling, vinyl flooring, radiator.

Dining Room: 10'5" x 11'10"

Floor standing oil-fired central heating boiler, built in storage cupboard, door opening to stairs leading to first floor, radiator, UPVC window to rear.

Kitchen: 5'7" x 12'11"

Fitted wall mounted and floor standing cupboards, worktop and splash back tiling, inset stainless steel sink and drainer, radiator, UPVC window to side, part glazed UPVC door at side opening to rear garden.

First Floor Landing: Radiator.

Bedroom 1: 12'3" x 8'1"

Airing cupboard housing hot water tank, radiator, UPVC window to rear.

Bedroom 2: 11'8" x 9'4"

Radiator, UPVC window to front.

Bedroom 3: 8'6" x 6'5"

Radiator, UPVC window to front.

Externally: The front of this cottage has a mature hedge to the front boundary. The side and rear gardens are laid to lawn.

**EPC Rating: E (41) – Council Tax Band: TBC.**

### **Domestic outbuildings:**

- 1) 8'6" x 8'6" Power and light connected.
- 2) 8'3" x 5'6"
- 3) 8'3" x 5'6"

The Gross External Areas of the cottages is approximately:

- East – 101.10 m<sup>2</sup> (1,008 sq. ft.)
- West – 81.90 m<sup>2</sup> (881 sq. ft.).

### **Barns 1 & 2:**

Barns 1 & 2 have Planning Permission for conversion to create two residential dwellings:

- Original Planning Permission – Ref: S20/2192. Decision date – 4th March 2021. The application is described as “Conversion of an existing agricultural barn into two dwellings and associated access, parking and residential garden area”.
- Second Planning Permission – Ref: S23/2190. Decision date – 26th January 2024. This application was to amend the plans listed in the 2020 application (Ref: S20/2192) to include the addition of solar panels to some of the roof elevations.
- Third Planning Permission (renewal of S20/2192) – Ref: S24/0543. Decision date – 19th August 2024. The application is described as “Conversion of an existing agricultural barn into two dwellings and associated access, parking and residential garden area”. The Decision Notice states: “The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.”

Full details of all planning applications are available from the selling agent or can be downloaded from the South Kesteven District Council website.

The gross external floor area of the brick element of the buildings is approximately 630.81m<sup>2</sup> (6,788 sq. ft.).

### **Barns 3 & 4:**

Barns 3 & 4 have permission under a Class Q consent for “Change of use of two agricultural buildings to form two dwellings, including building works” (Ref: S22/0915). The application was Approved Conditionally 22nd June 2022.

The ‘Approval of Prior Notification Details’ lists a number of conditions, one of which states “The development hereby permitted shall be commenced before the expiration of three years from the date of this approval.”

#### **Barn 3 (South-East):**

Barn 3 is of brick construction with an open front South facing front elevation – the frontage is subdivided into five bays. The building has a pitched clad roof. Gross external area approximately 244.00m<sup>2</sup> (2,625 sq. ft.).

#### **Barn 4 (North):**

Barn 4 is of steel portal frame construction with brick lower walls and clad upper walls and roof. The building has sliding doors at both ends. Gross external area approximately 282.81m<sup>2</sup> (3,043 sq. ft.).

#### **Barn 5 (East) (attached to Barn 6):**

Barn 5 is of brick construction with a mono-pitch clad roof. The building does not have permission for conversion to a residential use at this juncture. Gross external area approximately 337.62m<sup>2</sup> (3,632 sq. ft.).

#### **Barn 6 (North-East) (attached to Barn 5):**

Barn 6 is of steel portal frame construction with brick lower walls and clad upper walls and domed roof. The building is accessed via the West elevation, which is open sided. The building does not have permission for conversion to a residential use at this juncture. Gross external area approximately 333.97m<sup>2</sup> (3,593 sq. ft.).



**PLANNING:**

Full details of all planning applications are available from the selling agent or can be downloaded from the South Kesteven District Council website.

**ACCESS:**

The property is accessed via two bridges over the Internal Drainage Board watercourse from Long Drove. The bridges are owned and maintained by the property, although the watercourse does not form part of the property.

**FENCING:**

The purchaser is obligated to erect a wooden post and three rail fences along the North, East and West boundaries to at least 1.20m in height within three months of the completion of the sale.

**SERVICES:**

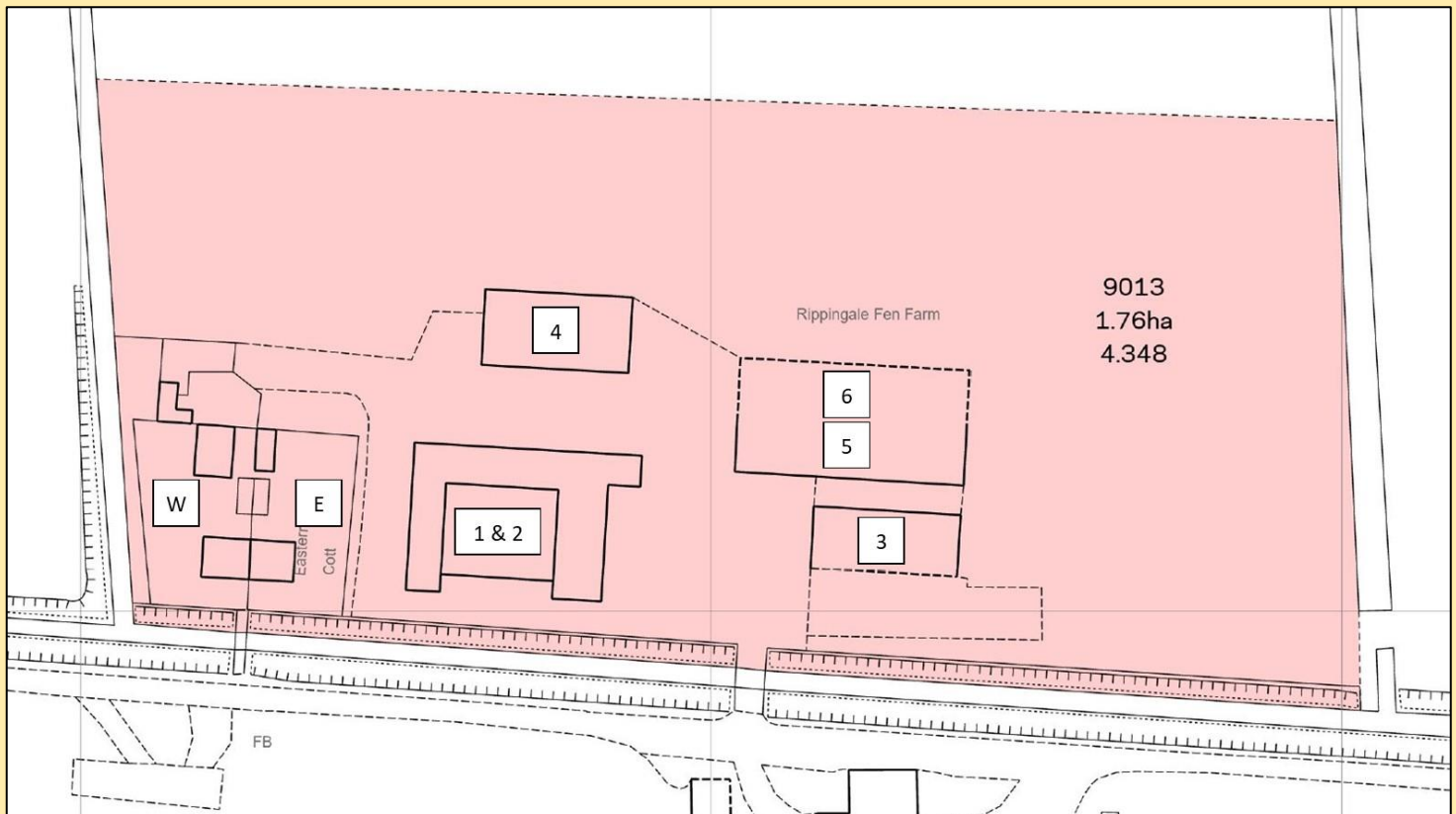
The property has the benefit of mains water and electric. The cottages have a private foul drainage system (located in the garden of West cottage) – interested parties are encouraged to undertake their own investigations to confirm whether the system complies with latest regulations.

**RESERVATIONS AND USE:**

The Crown Estate reserve rights to use, maintain, lay, renew and replace existing pipework serving the retained land. Use for residential purposes as may be permitted under the Existing Planning Permission which allows for the conversion of four of the agricultural buildings (marked 1, 2, 3 & 4 on the plan) into four new residential units. Each unit to be used as one single private dwelling house in the occupation of one household for residential use only. The Crown Estate will allow the further conversion of buildings 5 and 6 to form two separate private dwelling houses in the occupation of one household (each) for residential use only subject to the necessary consent is being obtained.

**VAT:**

VAT will be payable on the yard and farm buildings, but not on the two cottages. The Guide Price for the yard and farm buildings is £395,000 (plus VAT) and the guide price for the cottages is £330,000 (no VAT). Please note, the property is only offered for sale as a whole.







**FOR IDENTIFICATION PURPOSES ONLY — NOT TO SCALE**





**TENURE** Freehold with Vacant Possession. The property is offering for sale as one lot.

**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.

**VIEWINGS**

The yard and buildings are currently occupied by a farming tenant and are still in full working operation, so viewing is strictly by appointment only – contact R. Longstaff & Co LLP on 01778 420 406.

**Ref: 16739**

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