

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Plots 1 & 2 opposite, 39 Edenham Road, Hanthorpe, Bourne, PE10 0RB

£250,000 Freehold

- Two Building Plots
- Non Estate Village Location
- Pretty Lincolnshire Hamlet
- Close to Bourne & Stamford

A unique opportunity has arisen to purchase two building plots with planning consent for two single storey dwellings. The plots are located in the very pretty hamlet of Hanthorpe with enviable views across open fields and countryside. Planning Consent granted Sept 2025 under ref S25/0987.

SPALDING 01775 766766 BOURNE 01778 420406

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



GENERAL

These two individual building plots have planning permissions for a single storey dwellings. Permission was granted by South Kesteven District Council in September 2025 planning application (S25/0987)

LOCATION & GENERAL INFORMATION

Hanthorpe is a pretty Lincolnshire hamlet approximately 3.5 miles from Bourne and 9 miles from Stamford. Bourne is a thriving market town that benefits from several national supermarkets and local individual shops as well as many different bars and restaurants. There are excellent primary and senior schools including Bourne Grammar school and Bourne Academy and there is a free school bus to both the senior schools.



These plots are located on the South/West side of Edenham Road, to the South/West of the village of Hanthorpe and to the West of Morton and to the North of Bourne.

The site is rectangular in shape with a mixed hedgerow boundary to the North, East, South and West.

Plot 1 & Plot 2 are for two bed bungalows. Each plot will have parking for two vehicles. There will be a private driveway to the frontage and amenity space to the rear.

SIZE

The plot overall measures approximately 0.21 of an acre/.08 hectare. It is envisaged that the two dwellings will be single storey and access will be via Edenham Road.

A copy of the site plan is attached for identification purposes only. Please note this is not to scale.

AGENTS NOTE

The plot has a mature trees to the West boundary which can be removed but planning consent requires the trees to be replaced by a hedgerow bushes.

Buyers are responsible for the demolition of any existing buildings and also for clearing the site.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

This land is being sold subject to the benefit of all easements, wayleaves and rights of way where they exist and whether referred to in these sales particulars or not.

SERVICES

Mains water and electricity are believed to be connected. However all interested parties should make their own enquires with the relevant undertakings.

CONTACT INFORMATION

Planning consent granted by South Kesteven District Council.
St Peters Hill, Grantham Lincs NG31 6PZ.
01475 406080

TENURE Freehold

SERVICES TBC

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17527

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

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