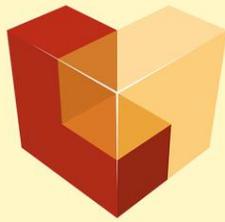


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Plots 1 & 2 opposite, 39 Edenham Road, Hanthorpe, Bourne, PE10 0RB

- Two Building Plots
- Non Estate Village Location
- Pretty Lincolnshire Hamlet
- Close to Bourne & Stamford
- Planning App Ref S25/0987

£250,000 Freehold

A rare opportunity has arisen to purchase two building plots with planning consent for two single storey dwellings. The plots are located on the edge of a quiet hamlet (Hanthorpe) with enviable views across open fields and countryside. Bourne woods is just a 10 minute walk away. Planning Consent granted September 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 Kes teven District Council in September 2025 planning application (S25/0987)

Please see a ttached plan and the plots highlighted in red.

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/Westside 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 hedge row 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

DIRECTIONS

From Longstaff office turn right into North Street and proceed to the centre of Bourne. At the traffic lights turn left and proceed heading North. At the village of Morton turn left into Hanthorpe Road. Follow the road to the left into Edenham Road. The building plots are located opposite 39 Edenham Road.

AMENITIES

Hanthorpe and Morton are located just three miles North of Bourne. Morton benefits from a national supermarket, a village post office, a local pub, primary school and two churches. There are regular bus links to both Bourne and Peterborough.

Bourne has many different bars and restaurants, excellent primary and senior schools including Bourne Grammar and regular bus links to Peterborough and Stamford.

