

EST 1770



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24 Church Street, Northborough, Peterborough, Cambs, PE6 9BN

Price £1,200,000 Freehold (as a whole)

Detached House, Outbuildings and Commercial Buildings with Full planning consent for conversion, with additional yard and Paddock. Total area Approx 2.77 Acres (1.12 hectares).

- Substantial Grade II Listed 3 Bedroom Stone House (formerly 3 cottages and Butchers)
with large front and rear garden
- Commercial buildings, Dovecote and yard with Planning Consents granted for conversion to 3 dwellings
 - Additional grass area and further rear paddock
 - Within easy travelling distance of Market Deeping and Peterborough

FOR SALE AS A WHOLE OR IN 2 LOTS

SPALDING 01775 766766 BOURNE 01778 420406



LOCATION

This is an exceptional opportunity to acquire a Period property in a popular village close to Market Deeping. The property is sited on Church Street, within the original part of Northborough village, and lies with $\frac{1}{4}$ mile of the Maxey Road roundabout with the A15, and the village has an excellent bus service to Market Deeping and Peterborough. It lies close to the Church and Primary School and is within easy walking distance for other village shops/facilities and amenities, including Public House.

DESCRIPTION

The overall property comprises a Grade II Listed detached stone 3-bedroom House, (formerly 3 cottages) with large front and rear gardens, together with outbuildings, Listed Dovecote, office and Commercial garage buildings (formerly Green's Garage). Beyond the commercial buildings there is a grassed area, and another hedged grass paddock lies beyond these parts of the property.

Full Planning and Listed Building Consents have recently been granted by Peterborough City Council, for conversion of the outbuildings, Dovecote, office and Garage Workshop Building, full details of which are provided below.

ACCOMODATION

The house is a substantial two storey detached stone house, together with a range of domestic garages and stores with private front and rear south facing gardens. The remainder of the property comprises a commercial motor car vehicle workshop with a range of buildings forming office, WC and parts store. There is also a stone built two storey Dovecote on the site. There are areas of grassland adjoining the commercial activity and, in addition, there is a rear separate grass paddock. The whole property is served by a driveway from Church Street, which gives access to the main house and the commercial activity at the rear. There is no separate access to the rear paddock.

A plan of the whole site for identification purposes is attached showing Lots 1 and 2 outlined in red and blue respectively. The total area of the whole property is about 2.77 Acres.

The main house is of 18th Century construction with later adaptions and is of stone with part Collyweston slate roof and part Bradstone slate roof and part blue slate roof. To the front of the main house is an area of lawn. The range of domestic garages and stores are of mixed brick, stone, pantile and concrete tile construction. The Dovecote is of stone and Collyweston slate construction, and the adjoining single storey range of buildings are of brick and pantile / concrete tile construction.

The workshop is an At-cost building, built in the mid 1960's, and has a concrete frame with part brick walls, part corrugated sheet clad over, and has a single skin corrugated sheet roof with rooflights.

LOT 1 - THE MAIN HOUSE (edged red on the plan)

Ground Floor

CONSERVATORY:

UPVC single glazed construction – 6.76m x 3.16m

BREAKFAST KITCHEN:

4.43m x 3.88m, well fitted with a range of units, tiled floor, and Worcester boiler

LOBBY to:

UTILITY ROOM:

1.46m x 2.24m with worktops and plumbing for washing machine. Tiled floor

SHOWER ROOM:

1.10m x 2.23m with Tiled floor, shower, Wc and wash hand basin in vanity unit (recently renovated)

LOBBY to:

DINING ROOM:

4.3m x 4.15m, inglenook

SITTING ROOM:

8.12m x 4.28m, French door to rear garden

Stairs to First Floor

LANDING AREA:

4.45m x 3.24m (currently used as home office)

PASSAGEWAY:

Large Airing Cupboard

BATHROOM:

3.13m x 3.37m, Bath, vanity unit with wash hand basin, large shower and WC

BEDROOM 2:

4.53m x 2.88m

BEDROOM 1 (Off Landing):

4.6m x 3.99m, giving access to:

BEDROOM 3:

4.5m x 3.75m

To the rear of the main house is an area of private garden (south facing) and rear patio area. Parking for this part of the property in connection with the proposed conversion of the other buildings, will be on an open parking area to the rear of the dwelling.

On a gross external floor area basis, the main house extends to approximately 239m² (2,569 sq.ft.).









LOT 2 - RANGE OF DOMESTIC GARAGES AND STORES, DOVECOTE, OFFICES AND GARAGE WORKSHOP (edged blue on the plan)

Individually measuring 7.5m x 4.18m, 7.56m x 4.00m, 7.21m x 4.03m, 10.0m x 4.61m. On a gross internal floor area basis, these extend to approximately 135m² (1,446 sq.ft.) in total.

WORKSHOP: 23m x 8.7m

External eaves of about 3.9m, sliding door at north end and on west side, together with 2 other roller shutter doors, concrete floor with pit, sodium lights, double glazed windows, and door off to compressor room. The building has a high-level internal oil tank and exhaust extracting system ducting in-situ, and on a gross internal floor area basis extends to about 200m² (2,153 sq.ft.).

There is a further range of other buildings opposite comprising the following:

OFFICE:	5.12m x 4.5m
PARTS STORE:	6.6m x 4.6m
WCs:	1.9m x 4.7m

On a gross internal floor area basis, these buildings extend to about 63m² (676 sq.ft.).

The STONE DOVECOTE measures (on the ground floor): 4.1m x 5.4m.

First floor of similar dimensions. There is no staircase access to the first floor, but a ladder is in-situ. This whole building, on a gross internal floor area basis extends to about 43.5m² (468 sq.ft.).

The Commercial Buildings are situated on a site area comprising YARD AND SOME ADJOINING GRASS LAND, and immediately to the south of the commercial buildings on site is a further area of grass.

To the rear and south of this area is a further separate GRASS PADDOCK which extends to approximately 0.912 Acres.

BASIS OF OFFERING

The property is offered For Sale as a whole or in 2 LOTS, with the benefit of the granted Full Planning and Listed Building Consents. The sale of Lot 2 will not be agreed before the sale of Lot 1 has been agreed. Unconditional offers will be given preference.

VAT

The land has not been opted to tax at the present time and consequently no VAT is payable in addition to the sale price.

VIEWING

Viewing of the property is by prior appointment – please contact our Residential Development Land Department at R Longstaff & Co LLP on 01775 765536 or email commercial@longstaff.com

NOTE

All parties entering onto the property do so entirely at their own risk and neither the Vendors nor their Agents will accept any liability for damage to persons or property as a result of being on the site. Great care should be taken at all times to avoid trip hazards and other areas of potential danger on site.

REGISTERED TITLE

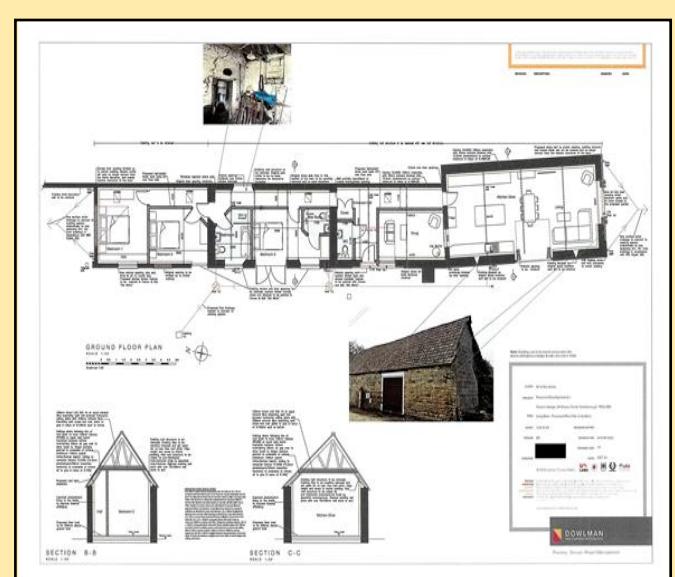
The majority of the property is registered at Land Registry.

GUIDE PRICE

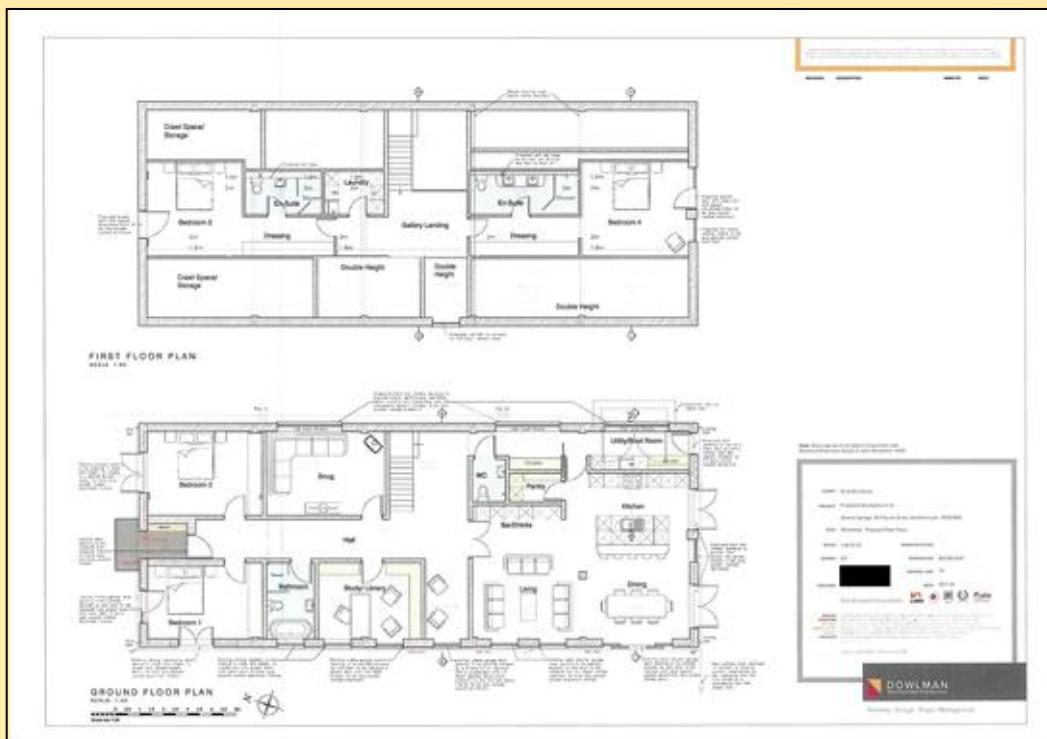
As a whole - £1,200,000 Freehold

Lot 1 - £600,000 Freehold

Lot 2 – £600,000 Freehold







TERMS

The property is offered for sale Freehold with vacant possession

RATES

COUNCIL TAX Band G

NON-DOMESTIC RATING ASSESSMENT (2023 List) £7,500

LEGAL COSTS

Each party to bear their own legal costs.

OTHER

OVERAGE / UPLIFT PROVISION

If an alternative scheme is devised for the area of the property included in the recent planning applications site in excess of 3 units plus the existing house, then an overage/uplift clause provision will be invoked based on a 30-year term at 45% of the increase in value. Additionally, if planning consent is granted on the rear grass area or rear paddock outside the planning application red line area, then an overage/uplift clause provision will be invoked based on a 30-year term at 35% of the increase in value.

The trigger for such an event would be the earlier of: -

- a) The implementation of an alternative Planning Consent or one where the number of units onsite is increased (above 3 new builds and the existing house)
- b) The sale of the land with the benefit of such consent/s having a greater number of units above 4 in total

PLANNING

Full Planning Consent has been granted by the Peterborough City Council on 3rd October 2025 for the conversion of the Dovecote, offices, outbuildings and workshop into 3 no. dwellings under reference no. 25/00283/FUL, and a separate Listed Building Consent under was granted under reference no 25/00284/LBC. The consents have been granted subject to a number of conditions all of which are set out in the details of the Full planning consent which can be downloaded from Peterborough City Council planning department website, together with all plans/reports/surveys. <https://www.peterborough.gov.uk/council/planning-and-development/planning-and-building/search-applications>

Copies can be requested by contacting our Residential Development Land department on 01775 765536 or email: commercial@longstaff.com. Plans and the Full application/ Listed Building Applications have been prepared by Neil Dowman Architecture, to whom contact may be made for the purpose of discussing any element regarding the consent and the conditions which are attached – the contact is Caille Joyce on 01205 357272.

Interested parties should thoroughly investigate the planning history on the site and the requirements for additional information in terms of condition compliance all as set out in the consents.

PLANNING APPLICATION PLAN

Greens Garage, 24 Church Street, Northborough, Peterborough, PE6 9BN

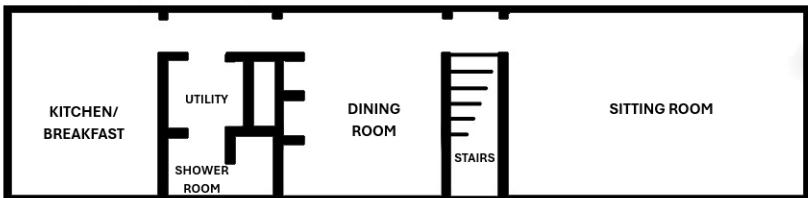


24/04/2025 - Revision B

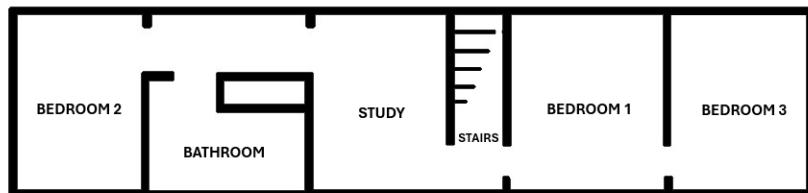


FLOOR PLAN

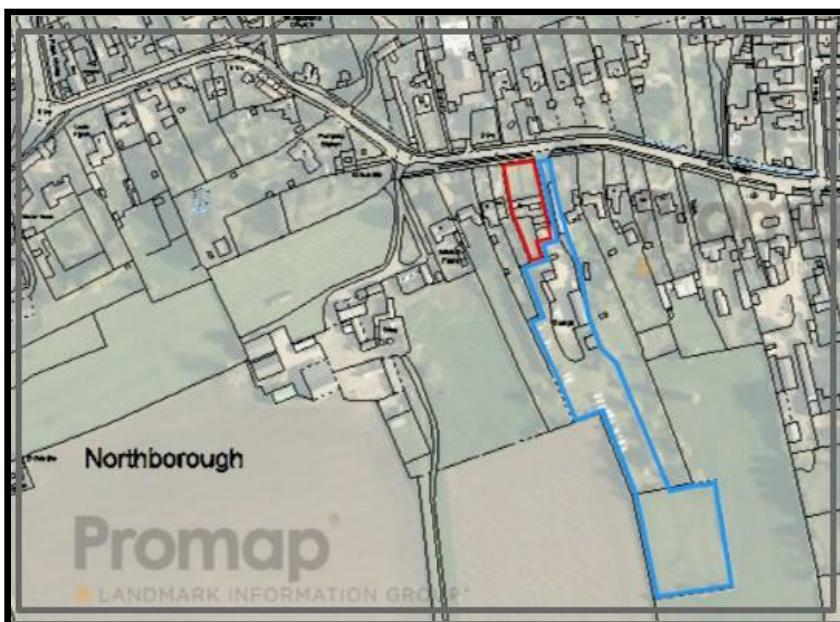
GROUND FLOOR



FIRST FLOOR



SITE PLAN



TENURE Freehold

SERVICES We are advised that mains electricity, water and drainage are connected to the house, and there is a separate electric supply to the outbuildings, garage workshop, and Offices/Dovecote. The rear part of the property is also served by a private drainage system located near to the Dovecote. The house is served by an Oil-fired central heating system. There is no Gas Supply to the Property.

LOCAL AUTHORITIES

Peterborough City Council

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. Any 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.

Ref: S17588 (January 2026)

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