

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**Barn for Conversion to a Single Domestic Dwelling at  
Timms Drove, Low Grounds, Swineshead Boston, Lincolnshire, PE20 3PG**

**With Permitted Development Rights for Conversion to a Single Dwelling**

**Total Site Area Approximately 2.45 Acres**

**Barn Approximately 208.62m<sup>2</sup> (2,246 sq.ft.) Net Internal Area**

**FOR SALE - Guide Price: £175,000 Freehold, Subject to Contract**

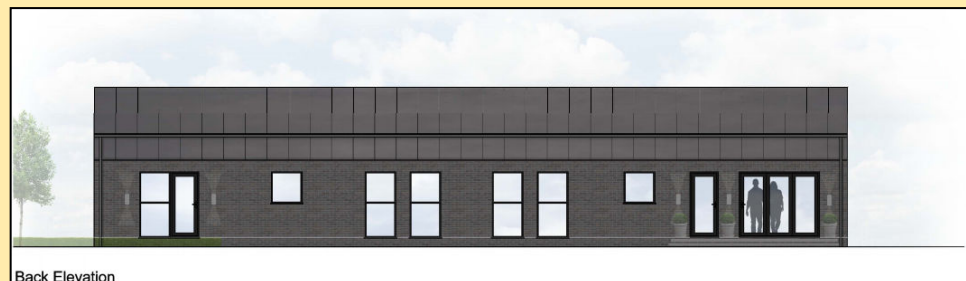
**Option to Purchase Further Land by Negotiation**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



**PROPOSED  
ELEVATIONS**  
NOT TO SCALE



**LOCATION:**

The barns are located in a pleasant rural location, just 1 mile north-west of the centre of the village of Swineshead, on the south side of Timms Drove within the Low Grounds area just east of the A17.

Swineshead is an attractive village located approximately 7 miles west of Boston with a population at the 2011 census of 2,810. The village benefits from a range of facilities including a post office, shops, a church, schools and a number of pubs and restaurants. The village is accessed from the A52 or A17, which connect to the major A15, A16 and A17 routes. Public transport serves the village, the train station is located to the north, next to Swineshead Bridge and regular bus routes pass through Swineshead.

**DESCRIPTION:**

A rare opportunity to purchase a portal framed Barn with Permitted Development rights granted by Boston Borough Council to convert into a desirable single domestic dwelling. Set in open countryside and including grounds, extending in total to 2.45 acres or thereabouts, with excellent road connections.

**THE BARN:**

The barn currently comprises a single storey structure of steel frame construction, and covered in profile sheeting to the walls and pitched roof. There is a double sliding door to the front elevation and a rear door. The building has the benefit of single-phase electricity, mains water and a WC. Approximate dimensions of the barn are 23 metres long by 9 metres wide, and an eaves height of approximately 3.5 metres.

**THE GROUNDS:**

The property is sold with an area of Agricultural Land. The property extends in total to 2.45 acres or thereabouts and the extent of the property offered For Sale is shown on the plan included in these Particulars outlined in red (for identification purposes only). Currently to the south of the Barn are Glasshouses, which are to be removed prior to the sale by the vendors. To the north of the Barn are two paddocks.

Should a purchaser require extra land, this may be possible by separate negotiation and enquiries should be made to the Selling Agents Spalding Office.

**TENURE:**

Freehold with vacant possession.

**SERVICES:**

Mains electricity and water are connected. There is currently foul drainage available at the property. We do not believe that mains gas is available. Interested parties are advised to make their own enquiries

**RESTRICTIVE COVENANT:**

The property is sold subject to a covenant restricting the development of the property to a single domestic dwelling to be inhabited by a single family only.

**VIEWINGS/FURTHER INFORMATION:**

All viewings are by appointment with the Vendor's Agents, Spalding Office only – please telephone the Development Land Department on 01775 765536 to make the necessary appointment. Copies of the Planning Consent are available on request from the Selling Agents or alternatively can be viewed online by visiting the Council's website:

[www.sholland.gov.uk](http://www.sholland.gov.uk).

**AGENT'S NOTE:**

When entering any properties of this type, please exercise extreme caution in respect of your personal safety and those parties with you at all times. Neither the Vendors nor their Agents accept any liability for any damage to persons or their property.

**THE PLANS PROVIDED IN THESE PARTICULARS ARE FOR IDENTIFICATION PURPOSES ONLY AND NOT TO SCALE.****APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are connected or in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

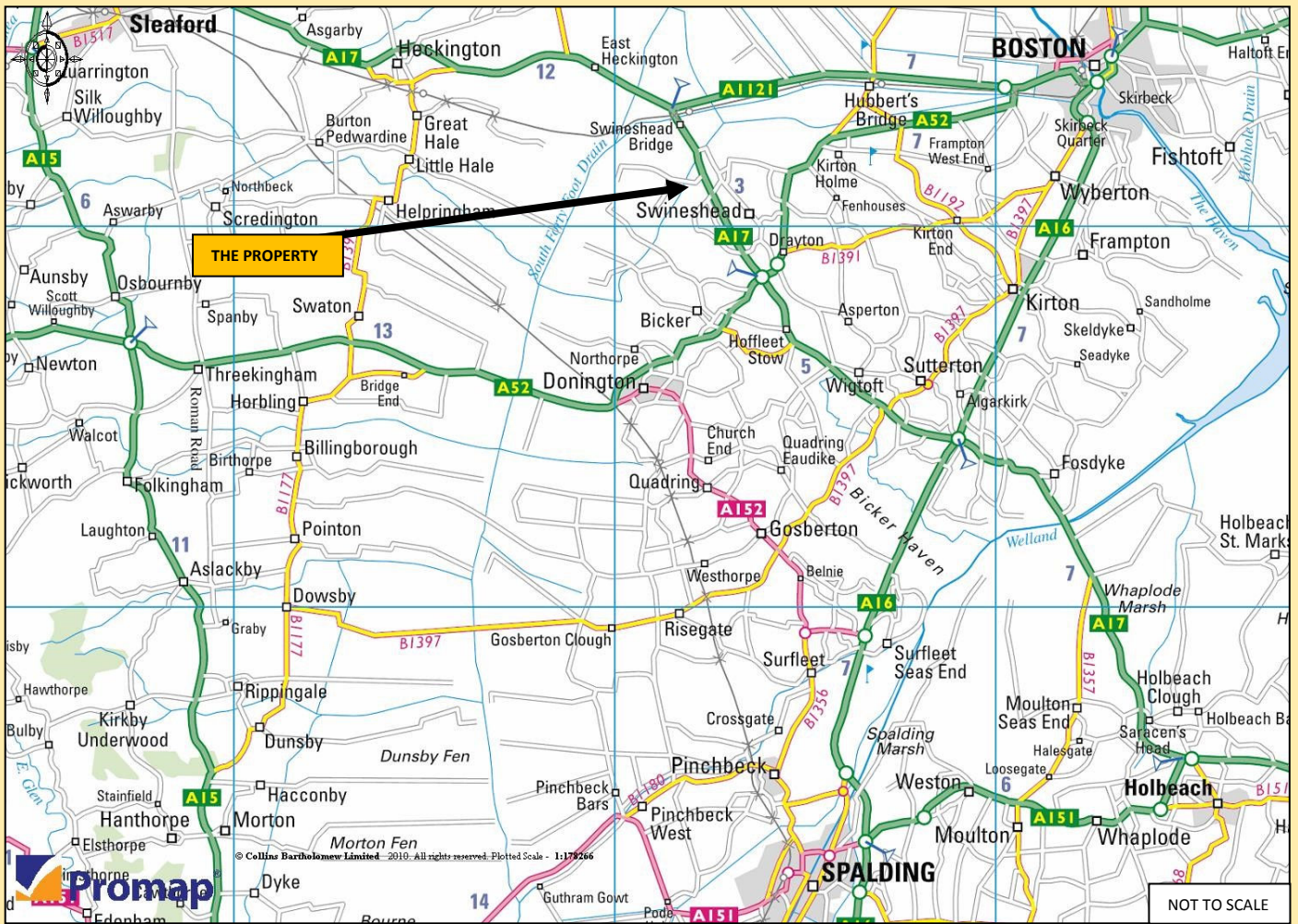
**Ref: S10163**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**ADDRESS** R. Longstaff & Co. 5 New Road, Spalding, Lincolnshire, PE11 1BS

**CONTACT** T: 01775 765536 E: [commercial@longstaff.com](mailto:commercial@longstaff.com) W: [www.longstaff.com](http://www.longstaff.com)





FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE