



New House Farm, Morton North Drove
Bourne, Lincolnshire, PE10 0XJ

£175,000

Land (Residential)

- Freehold
- Traditional Range of Red Brick Barns
- Full Planning Permission for Conversions now lapsed
- 1 Detached & 2 Semi-Detached Homes
- Each with 3-bedrooms & 3 W. C's
- Rurally Situated
- Set in 0.64ha (1.59acres)



Overview

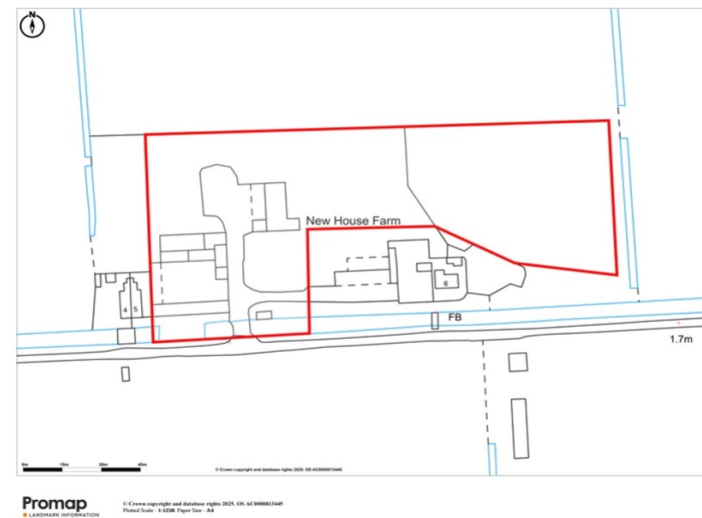
We are excited to offer the opportunity to purchase a range of traditional red brick barns for conversion into 3 dwellings, each with 3 bedrooms and 3 Bathrooms, extending in total area to 0.64ha (1.59acres).







PROPOSED GROUND FLOOR PLAN



Situation & Location

New House Farm is rurally situated, on a quiet no-through road, amongst open Fenland and nestled between two other cottages, located, 3.0 miles east of the village of Morton, 5.6 miles northeast of the market town of Bourne, 17.0 miles northwest of the market town of Spalding and 21.6 miles northwest of the city of Peterborough.

Planning Permission

Full planning permission was granted on 9th February 2022 by South Kesteven District Council, for the conversion of the former agricultural barns to form 3 x single storey, residential conversions, a pair of semi-detached 3-bedroom units and another 3-bedroom detached property. This permission has now expired but the vendors will consider a subject to planning sale.

Full details of the permission can be found on South Kesteven District Council's online planning database under reference, S21/2412.

<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s21%2F2412/details?search=S21%2F2412&from=0>

Total GIA - 440.20m² (4,736.27 sqft)

Total GEA – 504.10m² (5,426.09 sqft)

Adjoining Land

The barns were originally offered without the contiguous land. The barns are now offered together with the surrounding land which includes the old timber and tin clad storage building, which may be useful for material storage during construction or with the presence of an existing building offers the potential to be converted/replaced for garages or stables associated with the new property.

Services

The water supply for the two retained dwellings at New House Farm are serviced from the Farm's private borehole with a filtration system. The buyer of the property has the options to:

- a.) Install their own new private Anglian Water Supply to the property.
- b.) Sink their own private Bore.
- c.) Share the existing Borehole with the vendor subject to an agreement to pay for a fair share of future maintenance costs.

The barns will need their own new Foul water treatment plant.

The buyer will need to obtain their own new independent electricity supply.

Conditions of Sale/Covenants

- a) To protect the value of the vendor's retained property the vendor will enforce a covenant on the sale to ensure that no noisy nor offensive businesses are conducted from the property.
- b) The site is only to be developed for a maximum of three dwellings.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars. A right of way is granted as seen edged in blue in plan at end of sales particulars to owners of property named "6"

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents.

Given the potential hazards of the property, we would ask you to be as vigilant as possible when inspecting for your own safety. Those wishing to view the property do so at their own risk.

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



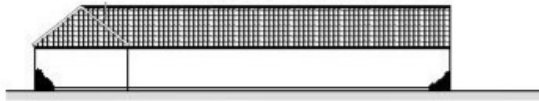
Josh Campbell-Foreman

Mortgage & Protection Adviser

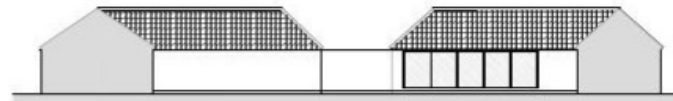
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

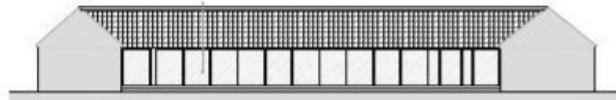
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



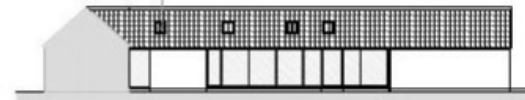
PROPOSED INTERNAL SOUTH ELEVATION



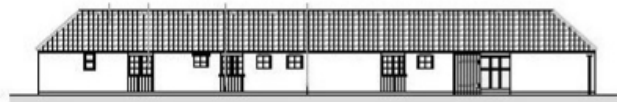
PROPOSED INTERNAL EAST ELEVATION



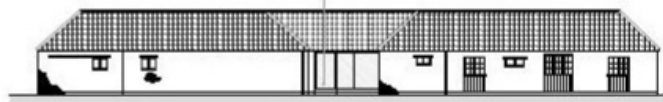
PROPOSED INTERNAL NORTH ELEVATION



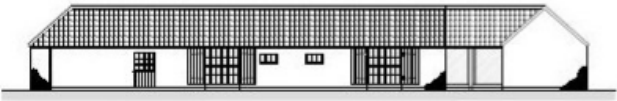
PROPOSED INTERNAL WEST ELEVATION



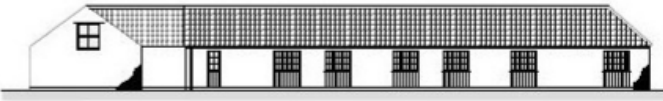
PROPOSED SOUTH ELEVATION



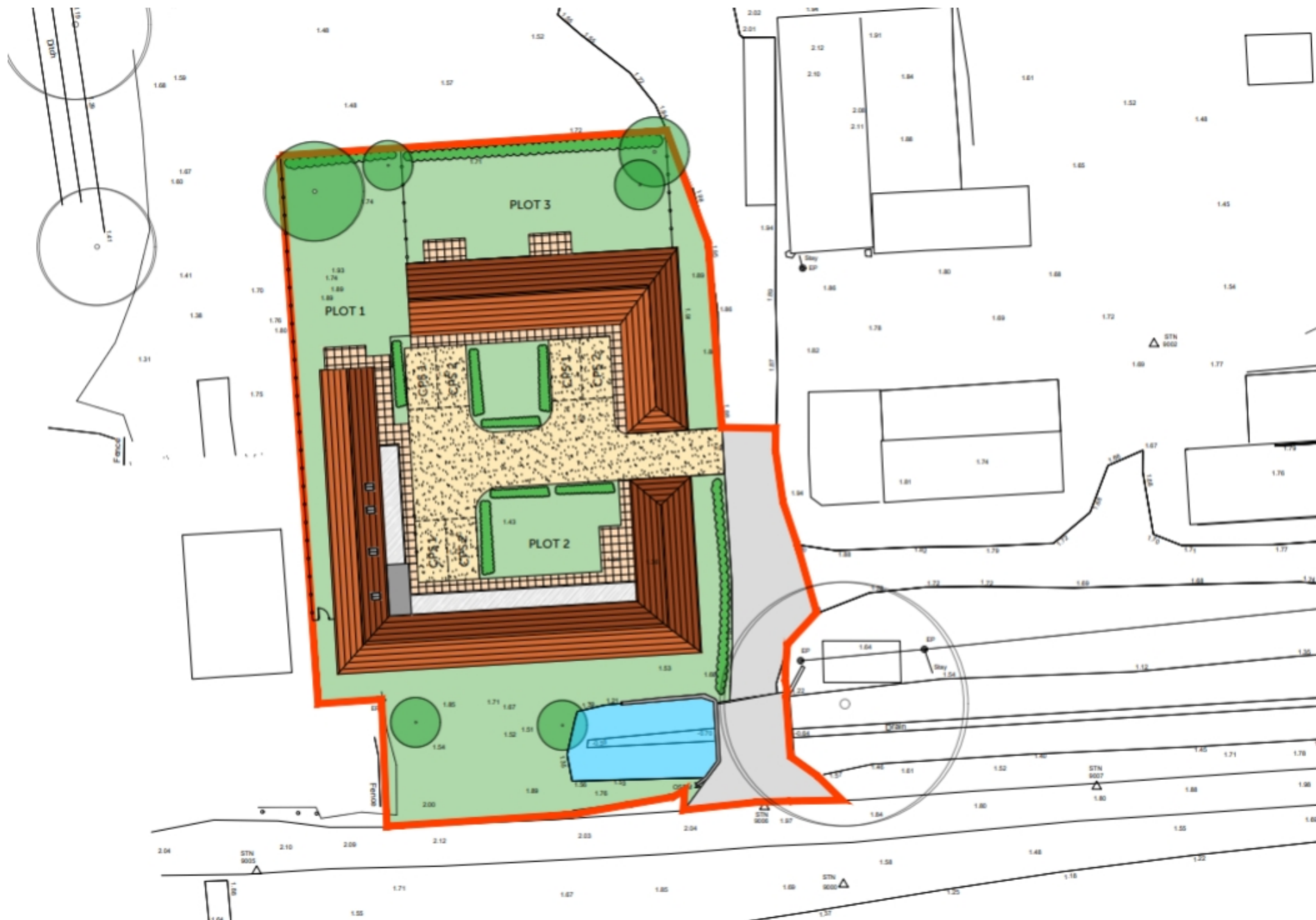
PROPOSED EAST ELEVATION

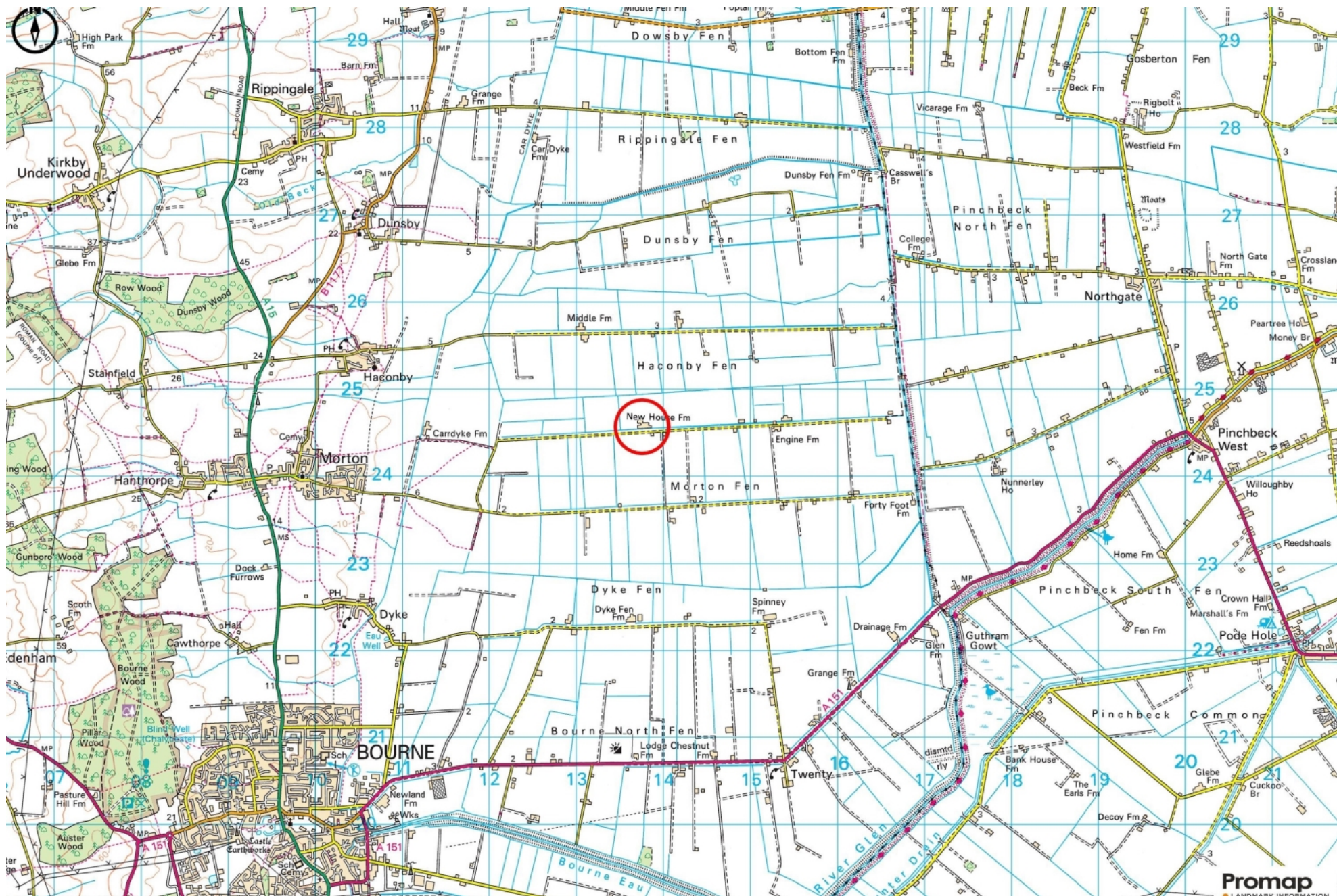


PROPOSED NORTH ELEVATION

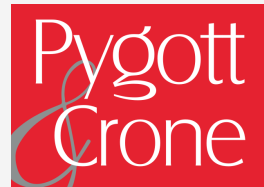


PROPOSED WEST ELEVATION





Houses. Homes. Harmony.



New House Farm, Morton North Drove, Bourne
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360