

SOLD (subject to contract)



Parish Church Hall, Church Street

Thurlby, PE10 0EH

Price Guide £150,000

Richardson

Parish Church Hall, Church Street

Thurlby, PE10 0EH

An opportunity to acquire a redevelopment project with planning permission for the conversion of the existing Church Hall into a residential dwelling providing single storey living accommodation in the heart of the village.

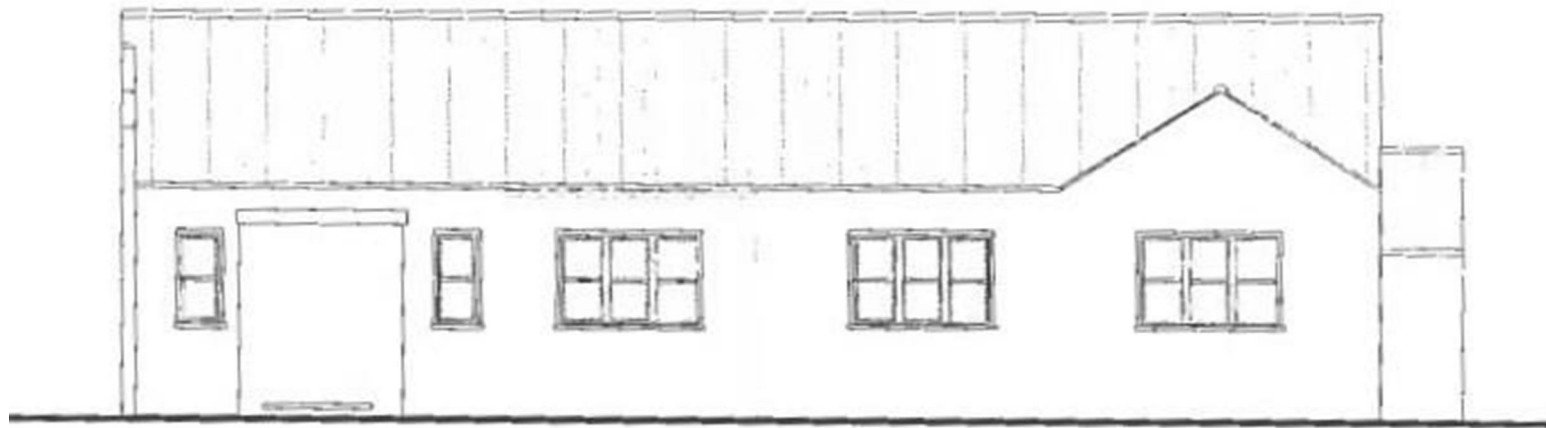
The Site

Thurlby is a large popular village just 2 miles south of Bourne, approximately 5 miles north of Market Deeping, 10 miles from Stamford and 14 miles from Peterborough with the main line connection to London Kings Cross. The site is positioned to the East of the A15 Bourne and has a North to South orientation within the established residential area with St Firmins Church and The Horseshoe public house within walking distance. The main body of the village is to the west of the A15 and includes Primary School and a vets. The existing building was originally built in 1851 and extended in later years and is currently used as the Church Hall. Planning permission has been granted for the change of use to form a 3 bedroom residential dwelling with associated parking.

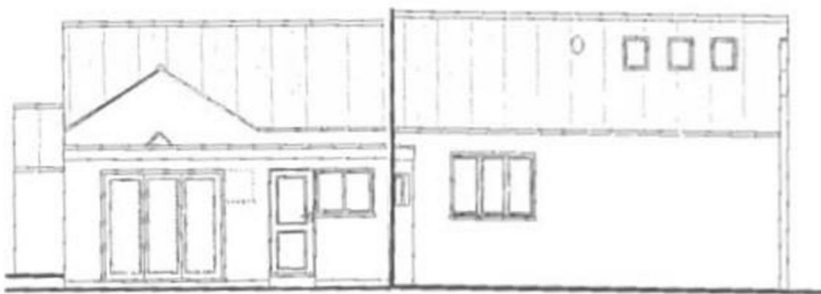
Planning Permission

Planning Permission was granted by South Kesteven District Council, subject to conditions, under reference S23/1922 for the Change of use and alteration of Church Hall (F1) to residential dwelling (C3). Full details of the decision, approved drawings and associated documents can be found on the South Kesteven District Council planning portal. The successful purchaser shall have deemed to have full knowledge of the conditions attached to the planning approval.



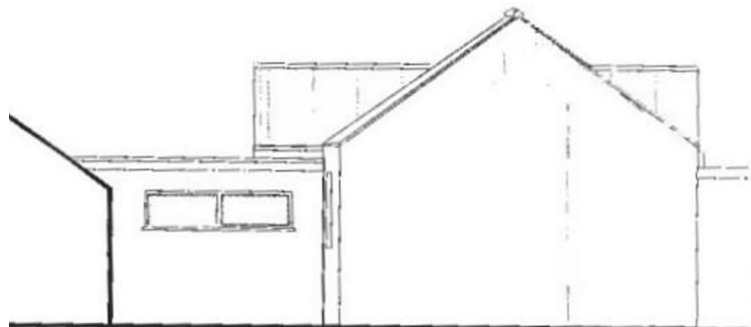


B NORTH ELEVATION

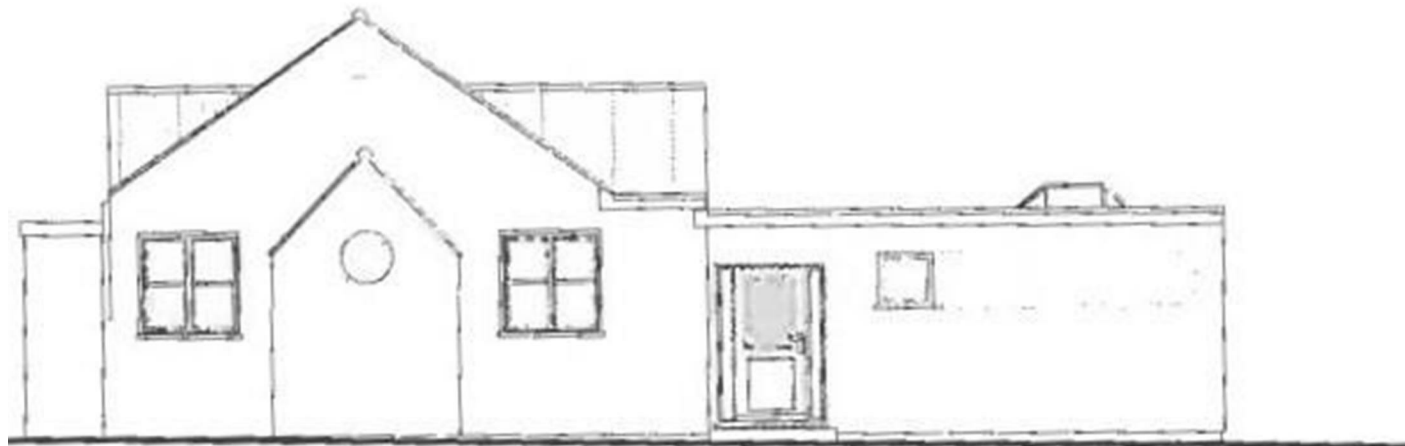


C SOUTH ELEVATION (PART)

D SOUTH ELEVATION (PART)



E EAST ELEVATION



A WEST ELEVATION

Proposed Dwelling

The planning provides for a single storey dwelling with the proposed accommodation comprising reception hall with cloakroom off, kitchen dining room with French doors to the outside, utility room, lounge, master bedroom with ensuite shower room, guest bedroom with further ensuite shower room, a third bedroom and a 4 piece bathroom. Off road parking for 2 cars and enclosed private courtyard garden.

Services

We understand that all mains services are connected to the existing building

Communication

According to Ofcom:

Broadband: Ultrafast is available

Mobile coverage (Outdoor) is likely for EE, Three, Vodafone & O2

Method of Sale

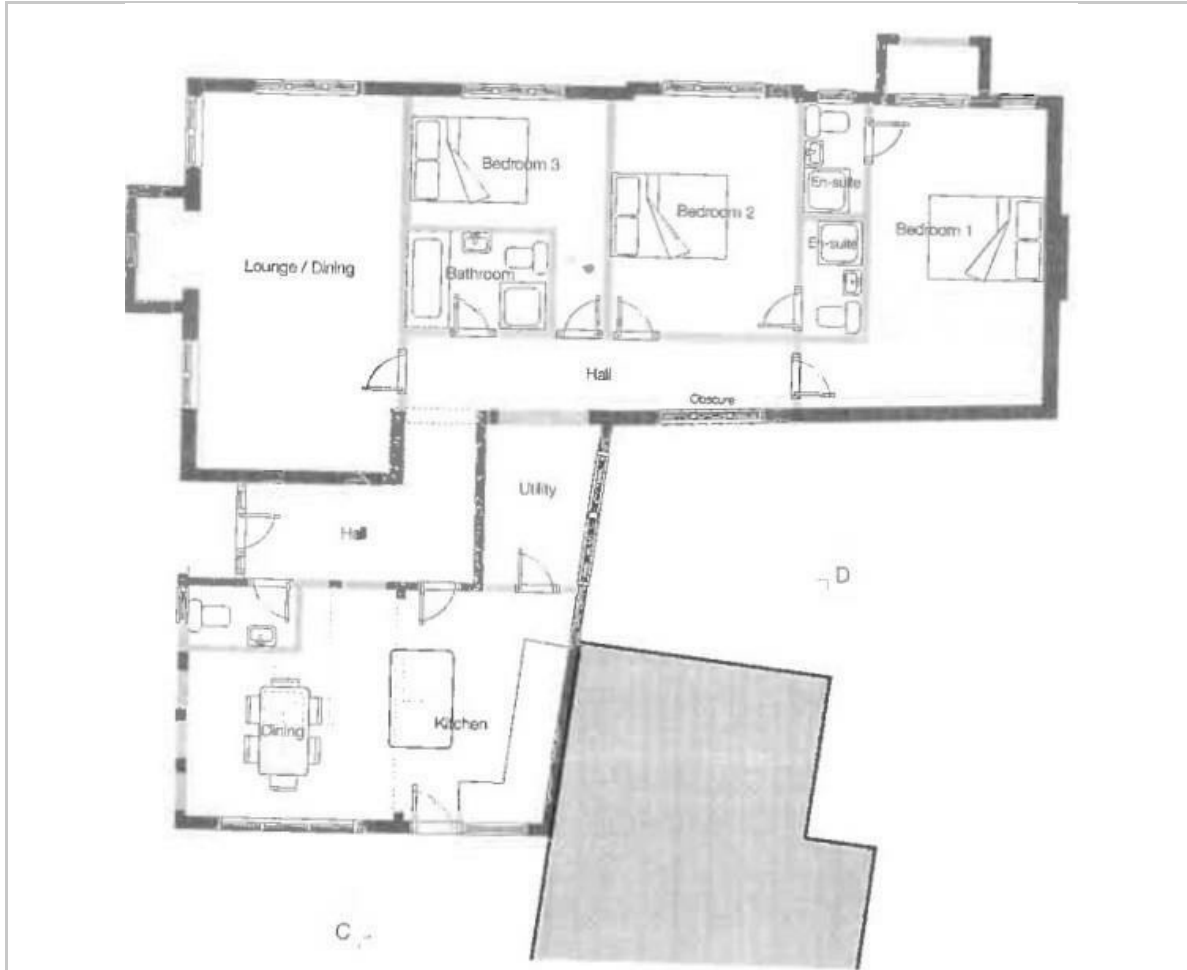
Freehold by private treaty with the existing planning permission

Viewing

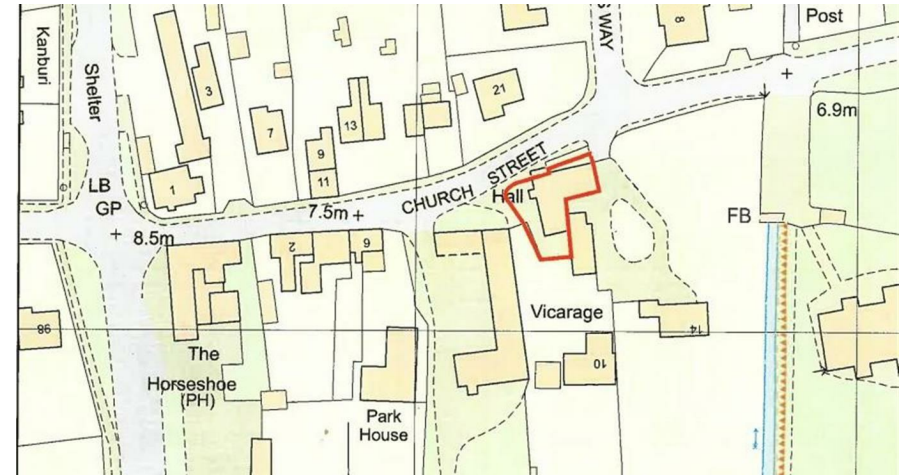
By telephone appointment with Richardson

post@richardsonsurveyors.co.uk or Joint Agents Stephen Knipe & Co 01778 421900 enquiries@stephenknipe.co.uk

Proposed Floor Plan



Area Map



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2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433