



# Stephen Knipe & Co

Chartered Surveyors  
Valuers, Auctioneers, Land and Letting Agents



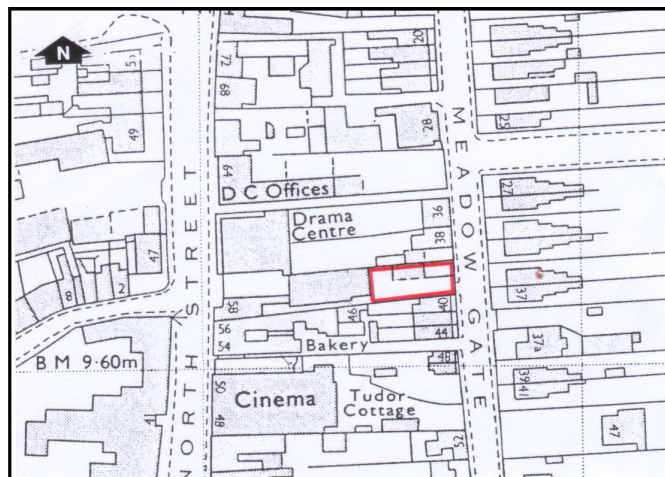
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## 38a Meadowgate

### BOURNE

### South Lincolnshire

### PE10 9EZ



## BUSINESS PREMISES/REDEVELOPMENT OPPORTUNITY

### Offers invited for the freehold

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATIONS 2003.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## **Location**

The premises are located mid-way along Meadowgate, relatively close to the town centre. They have for many years been occupied by the vendor in connection with his roofing contractors business.

The site has a frontage of 30' 4" (9.25m) and a depth of 73' (22.25m) giving an area of 2,214<sup>2</sup>ft (206m<sup>2</sup>) approximately.

## **Accommodation**

Brick built flat roof office	15' 1" x 11' 7" (4.6m x 3.58m)
Brick and mono pitch roof store	12' 6" x 8' 10" (3.8m x 2.7m)
Concrete block mono pitch roof store	16' 5" x 12' 6" (5m x 3.3m)

## **Business Rates**

2010 rateable value - £1,100

## **Services**

Mains electricity is connected to the site and mains water is laid on but has been disconnected.

## **Redevelopment Potential**

A planning application for the erection of four residential units (1 house and 3 flats) was refused by South Kesteven District Council in January 2007. An appeal against the refusal was dismissed by the Planning Inspectorate in January 2008. Three main issues were identified by the Inspector, namely the effect of the proposal on the character and appearance of the surrounding area, the effect on the living conditions of occupiers of adjacent properties with particular reference to overlooking and visual impact and the effect of the proposal on the living conditions of future occupiers of the proposed development itself with particular reference to outlook and daylight.

During the planning application/appeal process the vendor was advised by the SKDC Planning Officer that only frontage development onto Meadowgate would be considered appropriate. Interested parties are advised to make their own enquiries of SKDC planning department in connection with any redevelopment proposals.

## **EPC**

A copy of the Energy Performance Certificate can be made available upon request.

## **Viewing**

Strictly by prior appointment through the Selling Agents.

## **Health and Safety**

Parties viewing the property are advised to exercise due diligence and care as the selling agents are unable to warrant that the property is free from hazards or complies with health and safety legislation and accept no liability for injury or loss to person or property when visiting the premises.