



Land To South Of Church Street, Northborough Peterborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



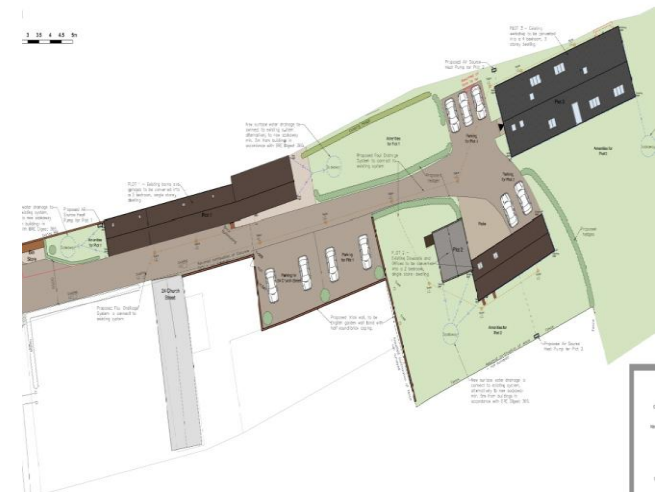
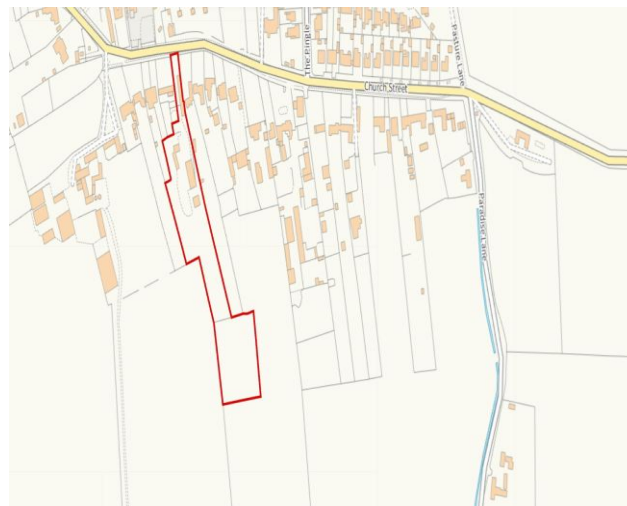
- Planning for Three Units
- Cambridgeshire Village
- 2.47 acres
- Conversion Units

Location

The site is situated to the rear of 24 Church Street, within the highly regarded village of Northborough. Access is provided directly from Church Street via an existing private driveway, with the site occupying a predominantly backland position extending southwards from the village frontage. Northborough offers a range of amenities including a primary school, village shop, public house, post office and regular public transport links to Peterborough.

Site Description

The site comprises of a Grade II Listed Dovecote with attached former offices; a traditional Long Barn located along the private drive; a former vehicle repair Workshop building and associated access road, parking areas and garden land.



The heritage significance of the site is notable, with the Dovecote being Grade II Listed and the Long Barn considered to form part of the listed curtilage. The proposed works seek to secure the long-term preservation and viable reuse of these historic assets whilst delivering a high-quality residential development.

Planning Summary

Planning permission has been granted by Peterborough City Council under Application Reference 25/00283/FUL for the:

"Proposed conversion of Dovecote, offices, outbuildings and workshop into 3no. dwellings."

The approved scheme comprises:

- o Plot 1: Conversion of the Long Barn to a 3-bedroom dwelling.
- o Plot 2: Conversion of the Grade II Listed Dovecote and former offices to a 2-bedroom dwelling.
- o Plot 3: Conversion of the former Workshop to a 4-bedroom dwelling.

The application received support from Northborough Parish Council and was subject to consultation with statutory and technical consultees, including the Local Highway Authority, Conservation Officer, Wildlife Officer, Lead Local Flood Authority, Historic England and others. No technical objections were raised, with the Local Highway Authority confirming that all previously



identified access, parking and visibility concerns had been satisfactorily addressed.

The Council's Conservation Officer concluded that whilst the proposals would result in a low level of "less than substantial harm" to heritage assets, this was significantly outweighed by the public benefits arising from the repair, restoration and long-term preservation of the Listed Dovecote, Long Barn and wider historic setting.

In addition, Listed Building Consent was granted under Application Reference 25/00284/LBC for the associated works to the Grade II Listed Dovecote and curtilage-listed structures.

Planning Permission (25/00283/FUL): Granted by Peterborough City Council.

Listed Building Consent (25/00284/LBC): Granted by Peterborough City Council.

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