

**Land to the rear of The Paddocks**  
**Plot 1 Monson Road**  
**Northorpe, Gainsborough, DN21 4AE**



Book a Viewing!

**£150,000**

An excellent opportunity to acquire this residential building plot within the pleasant rural location of Northorpe. Offered for sale with the benefit of Planning Permission for the erection of a detached dwelling. The Application number is 143365-West Lindsey District Council. The planning application is to erect 4no. dwellings at the Land to the rear of the Paddocks, Monson Road, Northorpe, Gainsborough, DN21 4AE.

**Date of Application - 20/7/21**

**Application Number - 143365-West Lindsey District Council**



Front Elevation (1:100)



Side Elevation (1:100)



Rear Elevation (1:100)



Side Elevation (1:100)

**SERVICES** - TBC

**COUNCIL TAX BAND** – TBC

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - The site is understood to be on a freehold basis.

**VIEWINGS** - By prior appointment through Mundys.

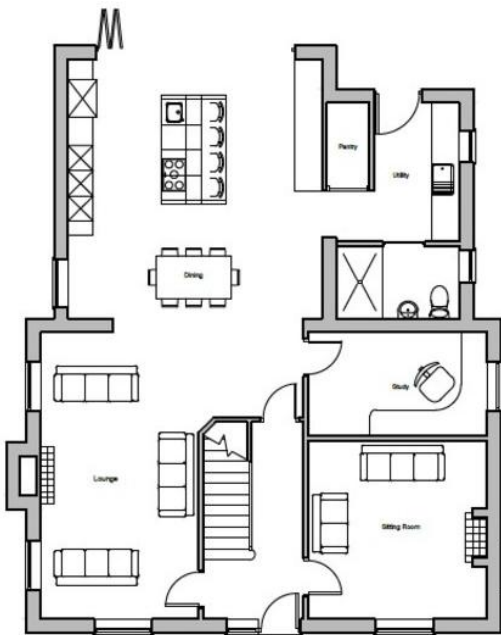
**LOCATION**

Northorpe is a quaint village known for its peaceful surroundings and rural charm. The village is surrounded by beautiful countryside, making it an ideal location for those looking to enjoy a quiet and picturesque setting. Northorpe is located approx. 8 miles from Gainsborough and approx. 10 miles from Scunthorpe, where all the usual town amenities can be located.

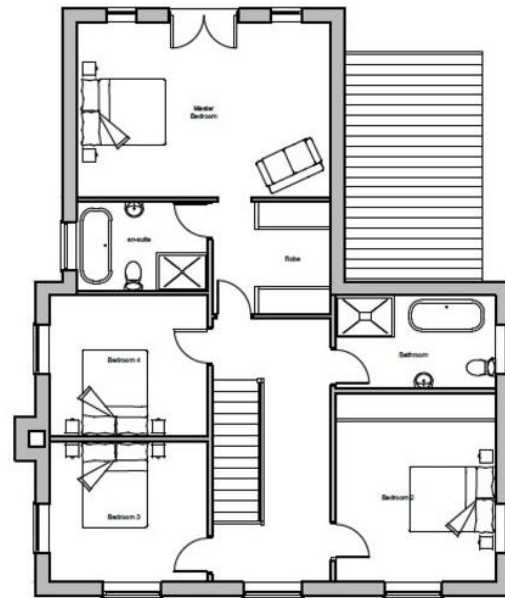
**APPLICATION INFORMATION**

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that planning permission has been granted for the carrying out of the development referred to in Part One hereof in accordance with the application and plans submitted.

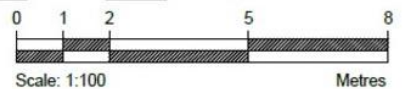
The proposed detached dwelling equates to approximately 196 m2, plus the scope for a further two bedrooms within the roof space (an additional 32 m2). The internal accommodation would briefly comprise of Open Plan Kitchen Diner, Utility, Living Room, Sitting Room, Study and a First Floor providing four Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside there would be a Double Garage.



Ground Floor Layout (1:100)



First Floor Layout (1:100)



**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bid & Co and Gilton Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £250 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial services products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 550088 and ask for Steven Spivey MRICS

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lesors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

