



Land to the rear of The Paddocks

Plot 2 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)

Monson Road, Northorpe, Gainsborough, DN21 4AE

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.

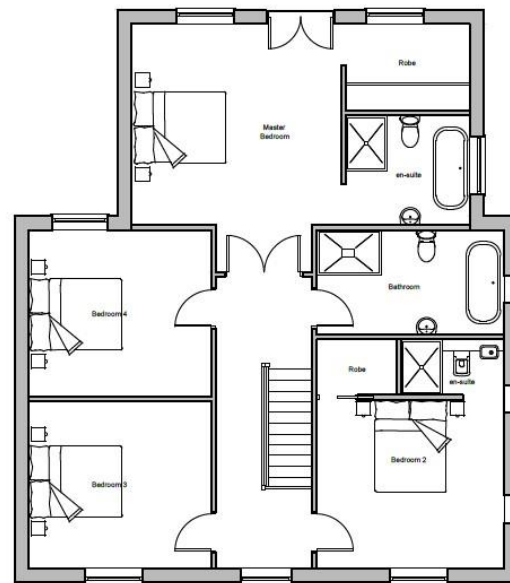
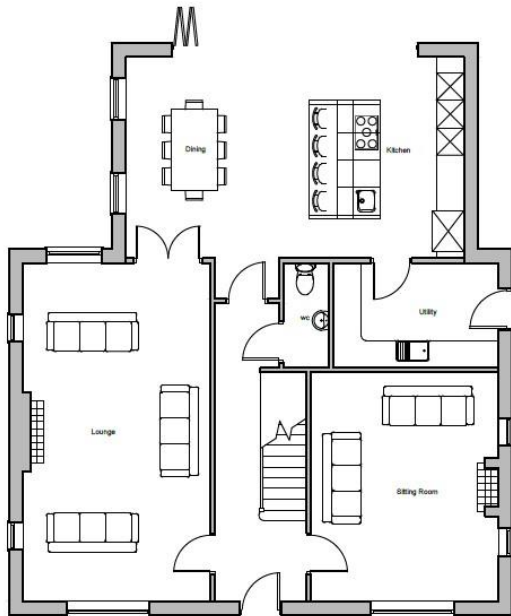
LOCATION

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 220.4 m², plus the scope for a further two bedrooms within the roof space (an additional 41 m²). The internal accommodation would briefly comprise of Open Plan Kitchen Diner, Utility, Living Room, Sitting Room and a First Floor providing four Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside there would be a Double Garage.



W230111

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilsion Gray who 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 £150 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 then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service 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.

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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 the 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for 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 whatever in relation to this property.
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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 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.



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