



Land at Ingamells Drive

Saxilby, Lincoln, LN1 2WX



Book a Viewing!

Guide Price £300,000

A residential development opportunity located within the ever popular village of Saxilby. Offered for sale with permission in principle, granted for the residential development of 3 dwellings (application no. 147568 - West Lindsey District Council).

Permission in principle has been granted for the residential of 3 no. dwellings. Further details are available on request.

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

LOCATION

The residential development is located within the pleasant village of Saxilby. Saxilby lies approximately 6 miles West of Lincoln. There is easy road access to both Lincoln City Centre and the A46 Bypass which gives access to the A1, mainline station and beyond. The village has excellent amenities including Co-op, library, a variety of village shops, village hall and there is a local village primary school and nursery. There are regular bus and train services in and out of Lincoln and Gainsborough. The train service at Saxilby also offers direct access to Retford and Sheffield.

SERVICES - TBC

EPC RATING - Not applicable.

TENURE

The site is understood to be on a Freehold basis.

PLANNING DATE OF APPLICATION

9th November 2023.

APPLICATION NO.

147568 - West Lindsey District Council.

PARTICULARS AND LOCATION OF DEVELOPMENT

Application for permission in principle for residential development 3 no. dwellings.

LAND AT INGAMELLS DRIVE, SAXILBY LN1 2WX

PARTICULARS OF DECISION

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission in principle has been granted for the carrying out of the development referred to above.

NOTE - We have been advised that the vendor will be retaining a narrow strip of land along the eastern boundary.

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 call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co., Bridge McFarland, Dale & Co., Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Calum 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.

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

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.

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 556088 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 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. These details are general in nature 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 items stated herein as not verified.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

