



Land to the Rear, 3A & B Church Street

Hemswell, Gainsborough, DN21 5UN



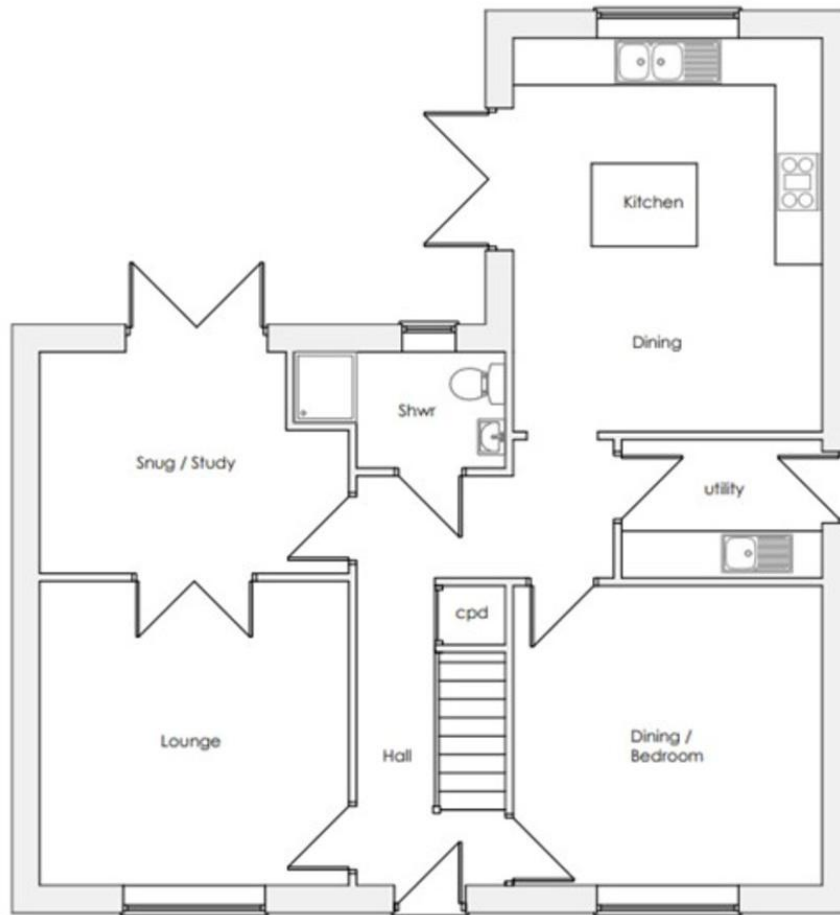
Book a Viewing!

£115,000

We are delighted to offer for sale this excellent development opportunity to acquire a building plot with planning consent for a detached three bedroom family home with a garage, situated within the pleasant village of Hemswell. Planning consent was granted on the 28th March 2024 by West Lindsey District Council and the planning application number is **147233**. The proposed new dwelling consists of Entrance Hall with WC, Lounge, Dining Room, Study, Kitchen and a First Floor Landing leading to Three Bedrooms with a Dressing Room and En-suite to the Principle Bedroom and a Family Bathroom. Outside there is a shared private driveway leading to a further driveway providing off street parking and access to the detached garage. The building plot is situated in a lovely position with open views to the rear and is likely to be of interest to self builders or local developers.



Church Street, Hemswell, Gainsborough, DN21 5UN



ALTERNATIVE GROUND FLOOR LAYOUT



Proposed Site Layout Plan (1:200)

SERVICES

To be confirmed.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading North out of Lincoln on the A15, continue along the A15 for some time, heading towards Hemswell Cliff. At the roundabout at Caneby Corner, turn left onto the A631 and at the next roundabout take the third turning onto the B1398 towards Hemswell. Upon reaching Hemswell, turn left onto Bunkers Hill, proceeding to the centre of the Village, bringing you onto Church Street.

LOCATION

Hemswell is a Village in a Civil Parish in the West Lindsey District of Lincolnshire and is situated just North of the A631 on the Lincoln Escarpment two miles West from Caneby Corner and seven miles East from Gainsborough.



East Elevation (1:100)



South Elevation (1:100)



North Elevation (1:100)



West Elevation (1:100)

West Lindsey District Council

Planning Application Number: 147233

Date of application: 28/03/2024

Planning application to erect 2 no. dwellings with garages included and installation of a private driveway. Land to the rear of 3A, 3B and 5B Church Street, Hemswell.

Planning Application number: WL-2025-00434.

Discharge conditions for Plots 1 & 2.

Planning Application number: WL-2025-00758:

Non-material Amendment for proposed garages for 4A, 3A & Plot 1 to be separated.

NOTE:

The vendor has advised that the plot will have a right of way over the private drive. The private drive that extends beyond Plot 1 is to a second plot within the neighboring garden that will be constructed in the future. The private drive will therefore terminate just after the entrance onto the drive of this plot as marked by the yellow posts.

There is also an alternative ground floor layout that allows for a ground floor bedroom and shower room for future living which could be considered and is included within the sales particulars.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

LOUNGE

DINING ROOM

STUDY

KITCHEN

FIRST FLOOR LANDING

BEDROOM

DRESSING ROOM

EN-SUITE

BEDROOM

BEDROOM

BATHROOM

GARAGE

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, Bird & Co and Gilson 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.

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.

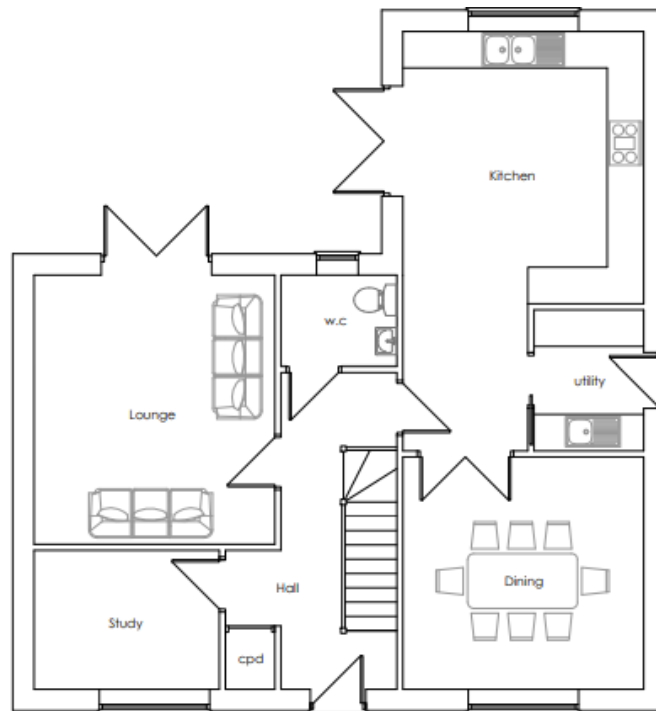
NOTE

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

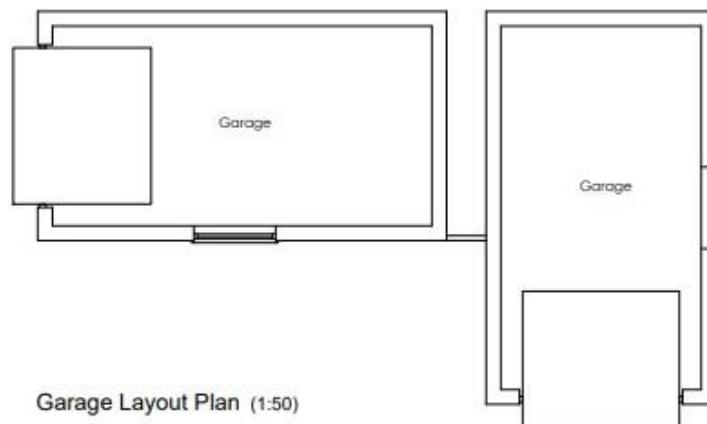
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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



Ground Floor Layout Plan (1:50) - GIA - 84 sqm / 904 sqft



First Floor Lavout Plan (1:50)



Garage Layout Plan (1:50)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

