



## Building Plot Adjacent To 4 Glentworth Road

Kexby, Gainsborough, DN21 5NA

**£165,000**

We are pleased to offer for sale this residential building plot which has outlined consent for development of one residential dwelling, with all matters reserved. The building plot is situated in a pleasant village position within the village of Kexby, which is located approximately 5 miles South-East of Gainsborough and 12 miles North-West of the Cathedral City of Lincoln. Outlined planning consent was granted on 5th January 2024 by West Lindsey District Council under application no.147566.

## Glentworth Road, Kexby, Gainsborough, DN21 5NA



### SERVICES

There are no mains services connected.

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

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

### LOCATION

Kexby is located approximately 6 miles South-East of Gainsborough and approximately 12 miles North-West of Lincoln.

### OUTLINE PLANNING PERMISSION

Outline planning permission to erect one dwelling with all matters reserved was granted on 5th January 2024.

### PLOT DESCRIPTION

Access to the plot is through the existing access to 4 Glentworth Road. A new access will be granted to this property. The plot measures 45m deep x 11m width and is rectangular in shape.

Adjacent to Glentworth Road is a single storey brick building (7.04m x 4.10m) providing a garage and workshop space with an integral store which is included within the plot.

### AGENTS NOTE

The photos used in these sales particulars provide an indication of the plot but do not indicate the exact boundaries and these should be confirmed with the vendor.

The purchaser will be responsible for the erection of a boundary structure to be agreed with the vendor.

#### 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](http://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 and Gillon 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 £50 per sale and £35 per purchase from them.

CWH and J Walter 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 558088 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 for themselves and the vendors/Lessor(s) 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 or an 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.



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