



Development Site, Station Road, Willoughby, LN13 9NA

DEVELOPMENT SITE



Freehold

£325,000

## DEVELOPMENT SITE

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### Key Features

- With planning permission
- For 5 detached houses
- Village location
- Approx. 1.7 acres (STS)



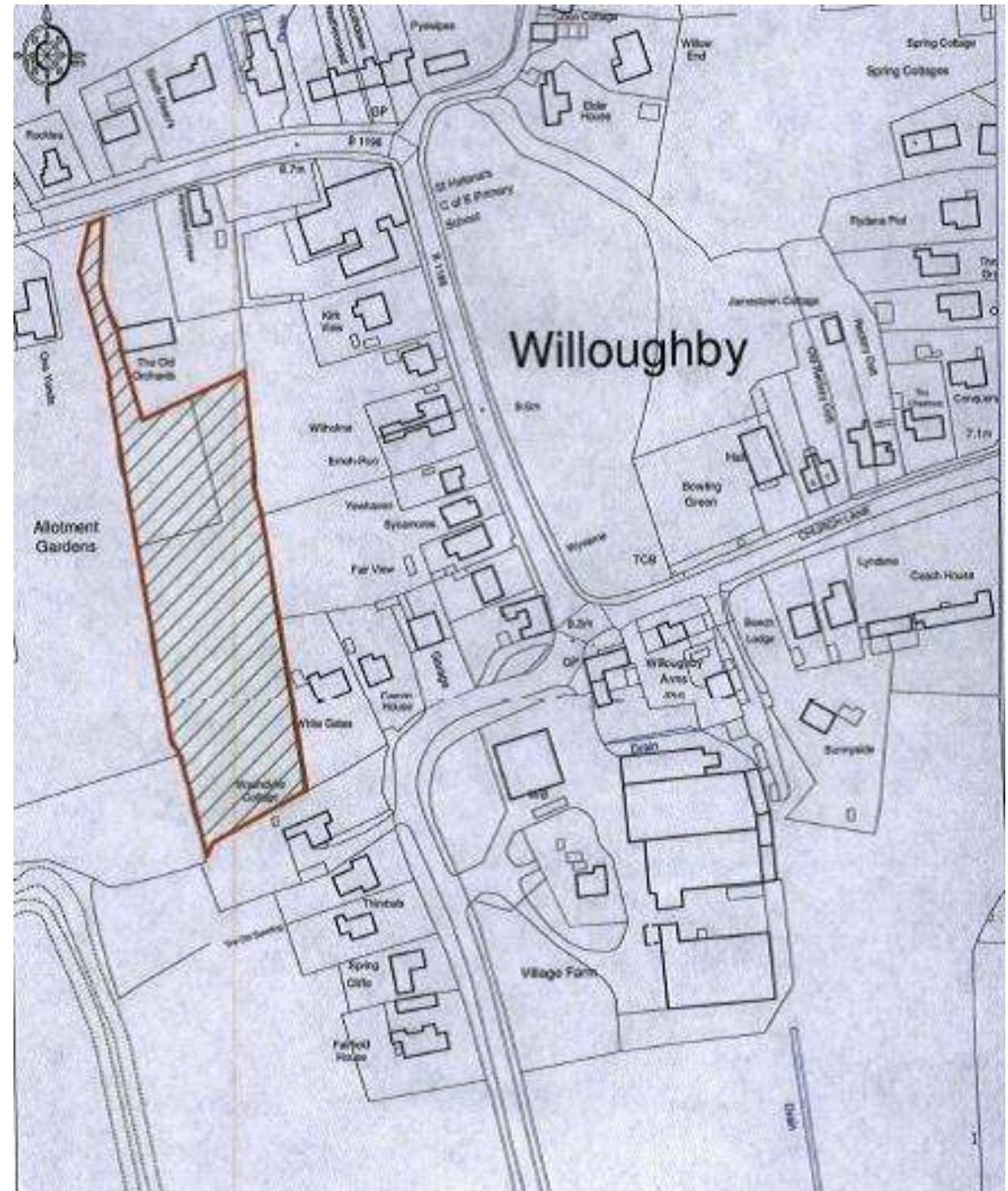


**\*\*EXCELLENT DEVELOPMENT OPPORTUNITY\*\***

A residential development site located in the sought-after village of Willoughby. The site has been granted full planning permission for five executive, five bedroom detached properties.

Willoughby is a village in the East Lindsey district of Lincolnshire and is situated 3 miles south from the market town of Alford. Sitting on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, Willoughby has remained a very popular village throughout the years which is further aided by a very popular primary school.

The site itself would provide for five, executive detached family homes and would create a private and secluded development which would be very well received by the local market in the agents opinion.



## PLANNING PERMISSION

Application reference: N/208/00778/15 | Planning Permission - Erection of 5no. houses with detached garages and construction of an access road. | THE OLD ORCHARDS, STATION ROAD, WILLOUGHBY, ALFORD, LINCOLNSHIRE. LN13 9NA

Visit: <https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails>.

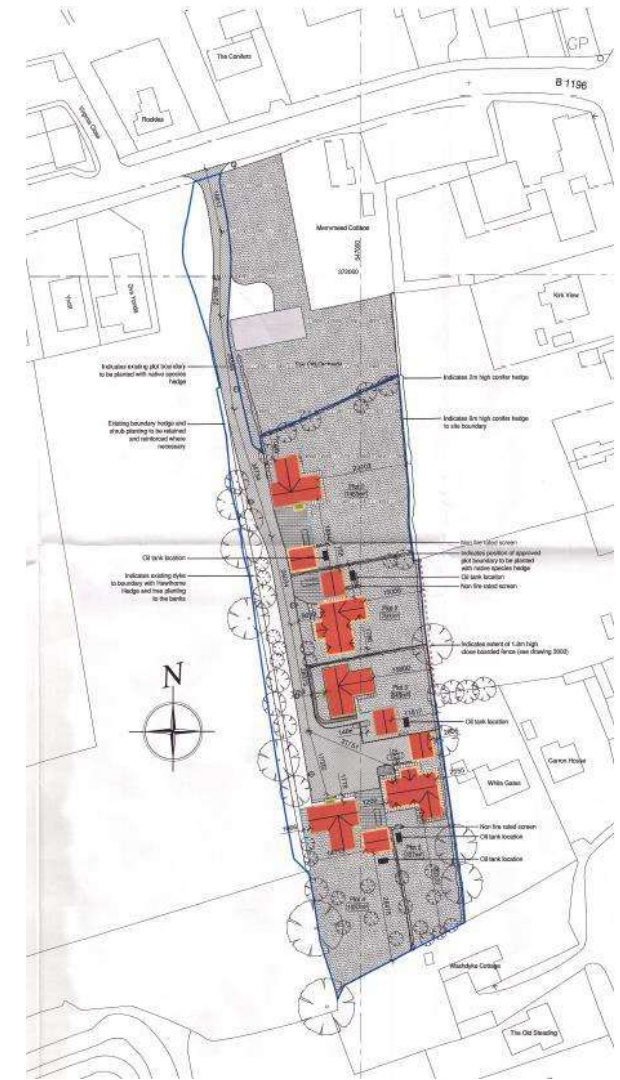
## THE PLOT

The total development size is approximately 1.70 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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