



Pattinson  
Auction



Former Village Hall, Davids Lane, Benington, PE22 0BZ



Freehold

Guide price £100,000

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## Key Features

- Residential development
- Former village hall
- Plot approx. 0.3 acre (STS)
- Planning permission for conversion into three bedroom residence
- Outline planning for demolition & construction of new dwelling
- Sought after village location
- FOR SALE BY UNCONDITIONAL ONLINE AUCTION





## **\*\* FOR SALE BY UNCONDITIONAL ONLINE AUCTION \*\***

A unique development opportunity to acquire a prime piece of residential development land with planning permission for the conversion of the hall into an impressive three bedroom residence or for the complete demolition of the hall and outline planning permission for the construction of a new dwelling. The plot is located close to the centre of the village of Benington and sits along Davids Lane, an area which is much sought after. The plot is approximately 0.3 acre, subject to survey and has an approximate frontage of 30 meters with a depth of 75 metres.



### **PLANNING PERMISSION ONE**

Planning permission was granted on 11 January 2022 for proposed change of use from a village hall to a residential dwelling - application reference: B/21/0442

### **PROPOSED NEW DWELLING**

When complete the property will comprise of an entrance hall, open plan lounge/diner, kitchen with utility, cloakroom & pantry off and two bedrooms with en-suites to ground floor. Master bedroom with large walk-in wardrobe and en-suite to first floor.

### **PLANNING PERMISSION TWO**

Outline planning permission was granted on 04 May 2023 for the demolition of the former village hall and the construction of one dwelling - application reference: B/23/0038

### **SERVICES**

The property has mains electricity, water and drainage connected.

### **VIEWING**

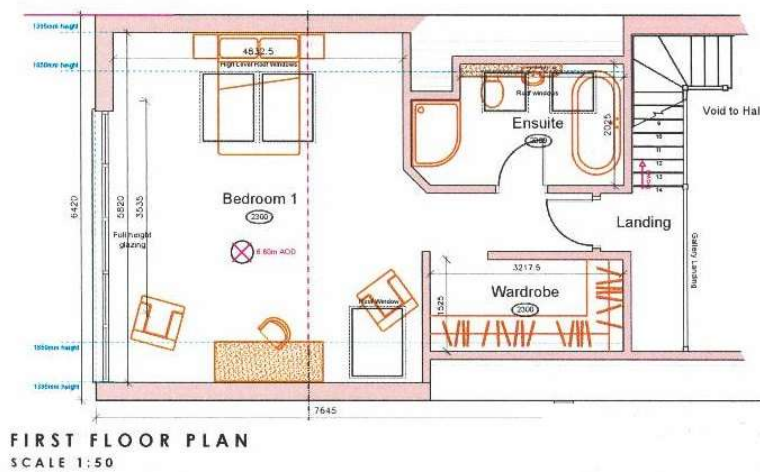
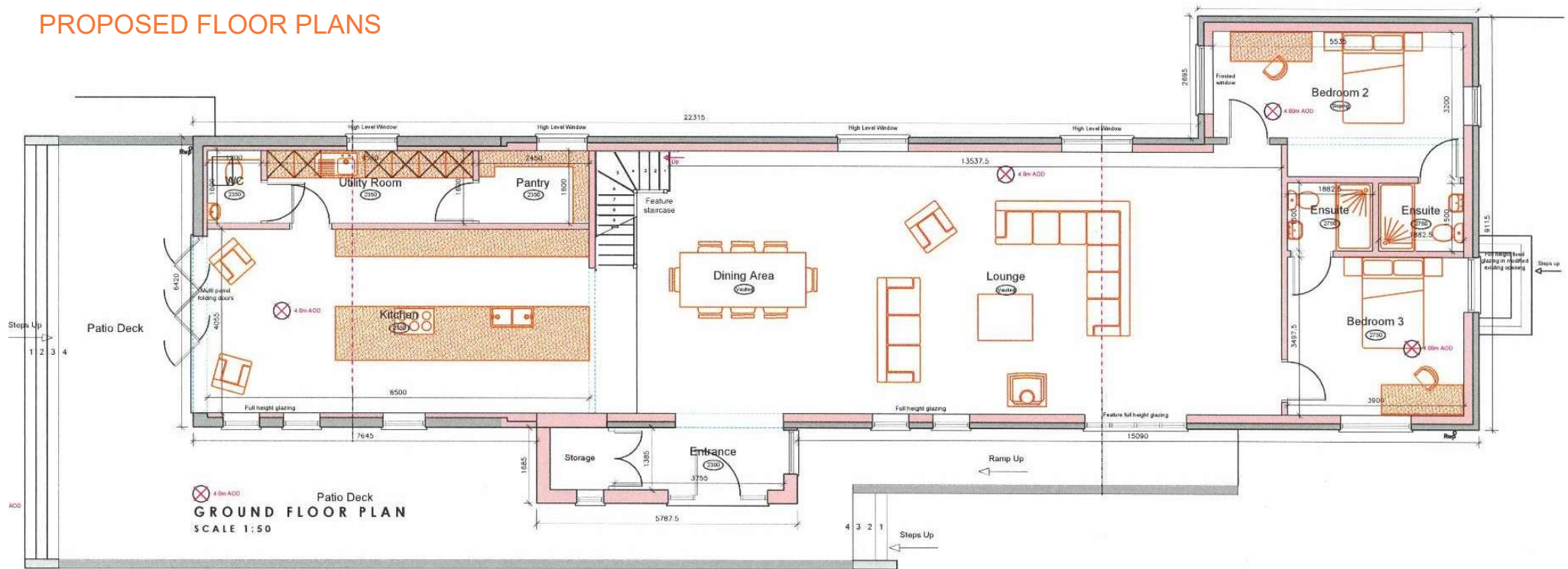
By appointment with Newton Fallowell - telephone 01205 353100.

### **AGENT'S NOTES**

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.



## PROPOSED FLOOR PLANS



## AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

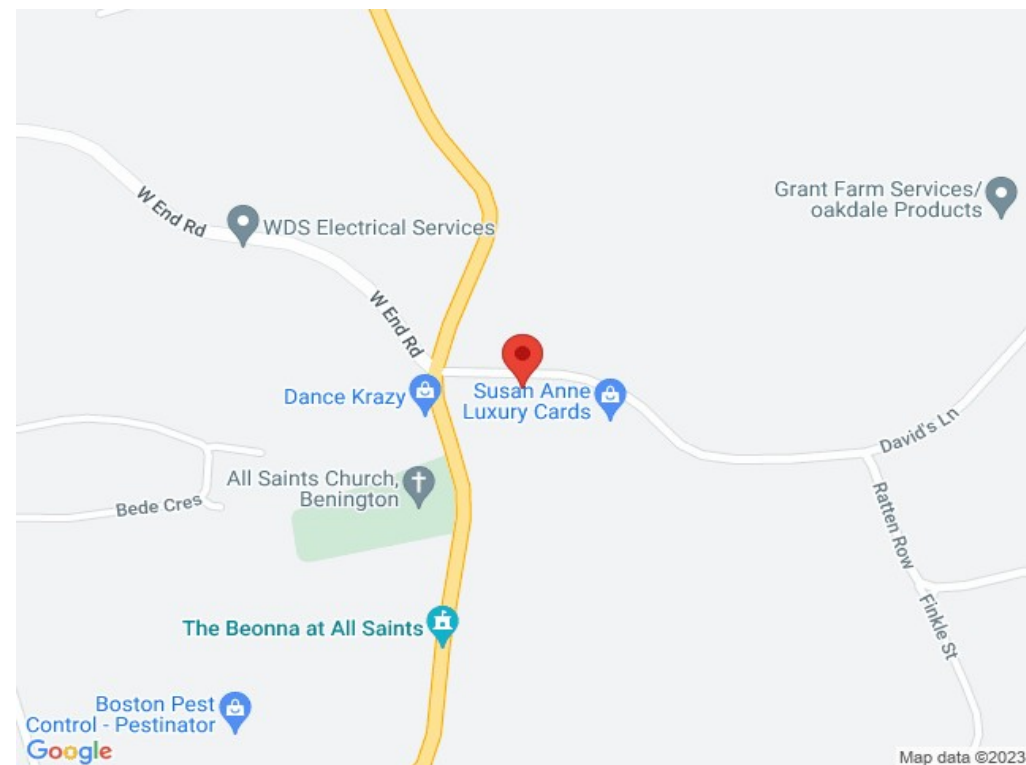
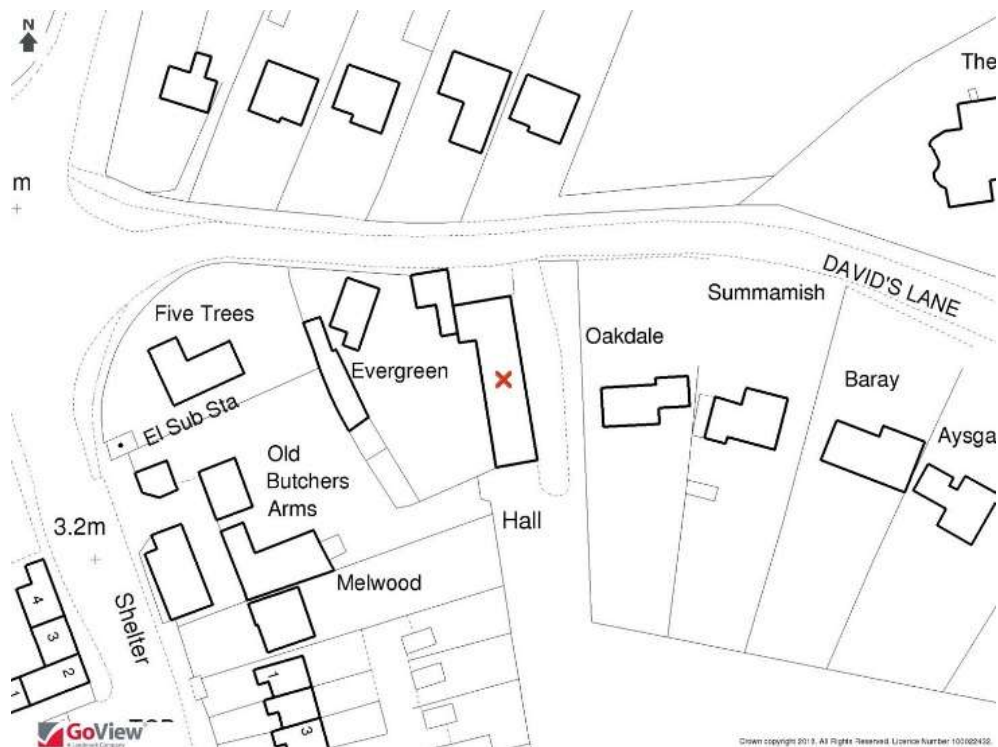
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 10% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk