



Development Site with Outline Planning, Hall Lane, Stickney

£160,000

Willsons
SINCE 1842

Development Site, Hall Lane,
Stickney, Boston,
Lincolnshire, PE22 8BA

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market an opportunity to purchase an exclusive development site in the village of Stickney extending to 0.38 of an acre (approx.) with the benefit of Outline Planning Permission for 2 dwellings, with open fields to the south of the site.

LOCATION

Stickney is a popular village situated at the centre of the Lincolnshire Fens, 9 miles north of Boston, 8 miles south of Spilsby. The village benefits from a fish & chip shop, fuel station and garage, village shop, mobile post office, church, doctor's surgery and a primary school (Stickney Church of England Primary School) and secondary school (William Lovell Church of England Academy). The village has a horse riding school, fishing lake, pet groomers and Wildlife Park close by and is host to a regular car boot sale. The main road through the village is serviced by a bus route between Spilsby and Boston.



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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Location

The site is situated on the western side of the village of Stickney on Hall Lane. The location should be identified by a "For Sale" board at the entrance to proposed roadway down to the development site.

What3words: appointed.modem.diamonds

Boundaries

The majority of the boundaries are demarcated by fences, hedges. The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

Planning

Outline planning permission has been granted by East Lindsey District Council for "Outline erection of 2no. detached dwellings". The Planning Application Number is S/169/00853/23, dated 26th October 2023.

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

A contamination report has been carried out on the whole of the site and is reported to be clear. A copy of this can be obtained from the selling Agent.

Additional information is required to be submitted to East Lindsey District Council to obtain Full Planning Permission and this can be found on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

Site Dimensions (approximate)

Developable Area: 0.26 acres (STS)

HM Land Registry

The development site is registered by HM Land Registry being part of Title Number LL322301

Restrictions, Easements, Wayleaves & Rights of Way

The access road area is being sold subject to a Right of Way in favour of the vendor, allowing them access to the rear of their property at all times and for all purposes. A public footpath crosses the site from the north to the south. The site is crossed by private water pipes from the north to the south and east to west.

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, and whether or not mentioned in these particulars of sale.

Tenure & Possession

The Freehold interest in the property is being offered for sale with full vacant possession upon completion.

Services

Mains water and electricity are believed to be available within the public highway. Prospective purchasers should make their own enquiries as to the availability of services. There is a drainage chamber located within the site entrance with connections available to connect the site to mains drainage.

Viewing

The site may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand and you have made contact with our Alford Office to leave your contact details. When viewing, interested parties are responsible for their own safety and view at their own risk.

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

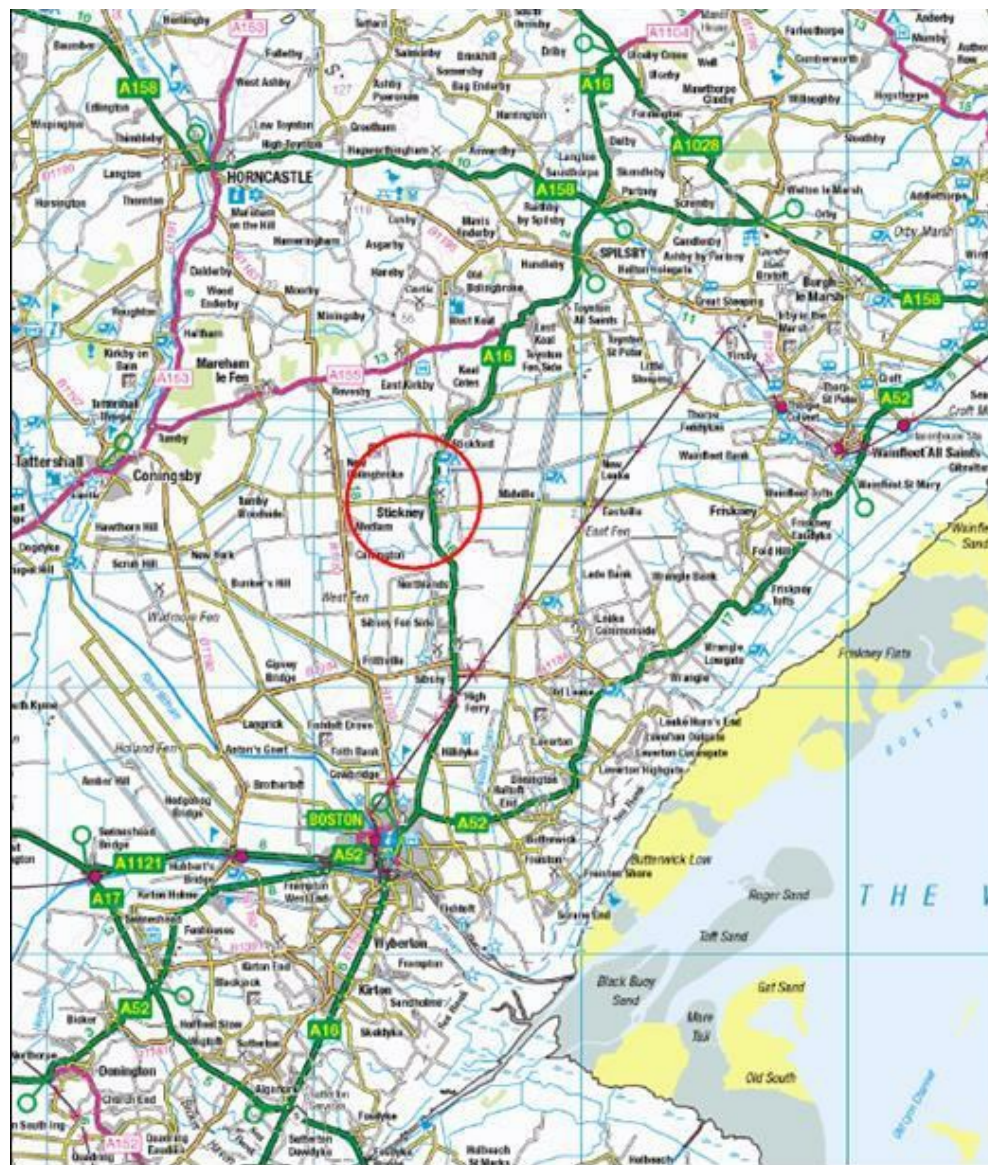
Local Authorities

Lincolnshire County Council, Newlands, Lincoln LN1 1YW.
Tel: 01522 552222.

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Anglian Water - Tel: 0345 791 9155
Western Power - Tel: 0800 096 3080





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

