



Willsons
SINCE 1842

Executive Building Plot, Long Lane, Mumby,

£275,000

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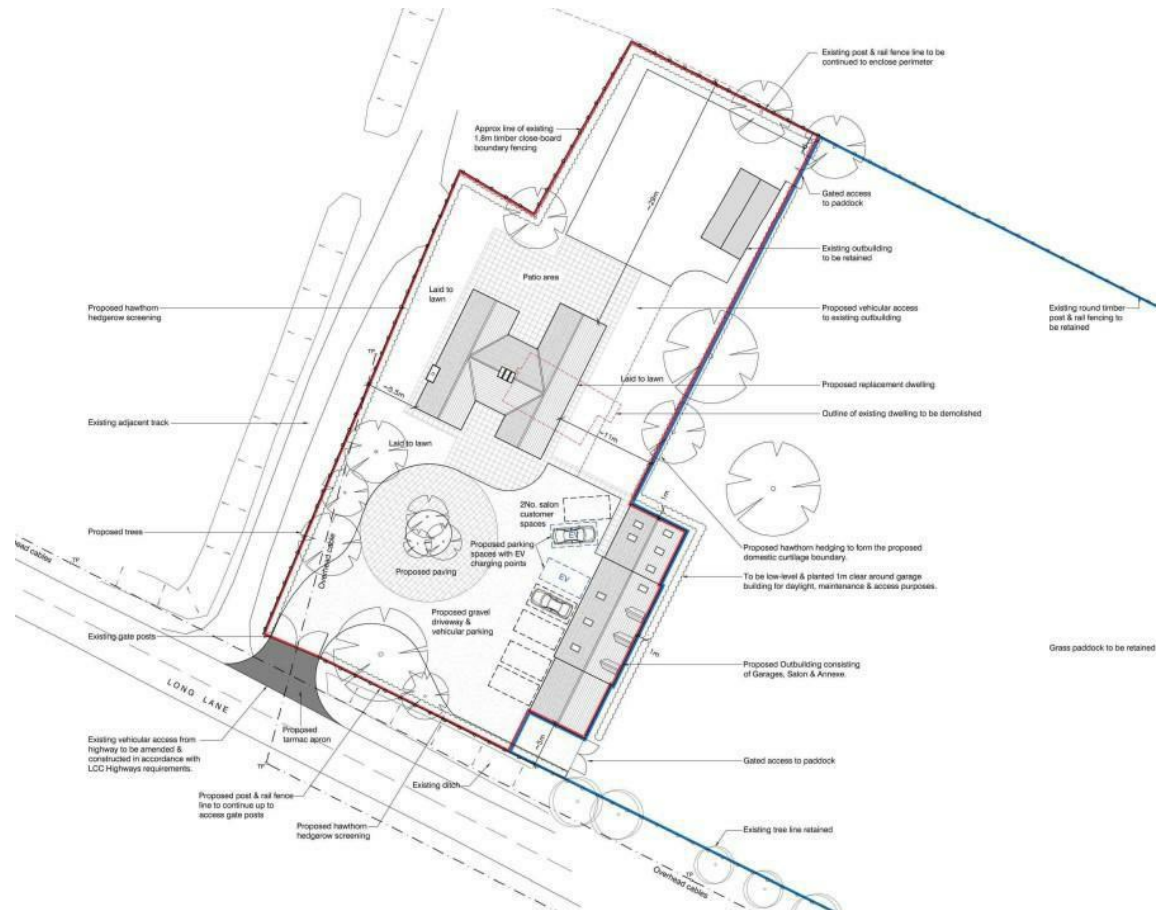
Executive Building Plot, Long Lane, Mumby, Alford, Lincolnshire, LN13 9JP

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market this executive building plot situated approximately 3 miles from the coast, with no near neighbours and open rural views. With Full Planning Permission for a 4 bedroom modern dwelling and detached extensive garage annex to include 'salon' and with accommodation over, the plots extends to approximately 0.60 acres and has the benefit of an adjoining 2 acres (or thereabouts) of established pasture.

LOCATION

Mumby is a village located approximately 3 miles inland from the east coast's sandy beaches on the A52 with bus services to Skegness, Mablethorpe and Alford. Primary schools can be found in the neighbouring villages of Huttoft and Hogsthorpe with doctor's surgery, range of shops and a variety of eateries found approximately 4 miles away at either Chapel St Leonards or Alford. The market town of Alford is also home to a dentists and 2 secondary schools, one being a grammar school. The seaside resort of Skegness is approximately 9 miles south east and has a railway station and hospital as well as shops, schools, doctor's and leisure facilities.



FRONT (SW) ELEVATION



REAR (NE) ELEVATION

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124 West Street, Alford, Lincolnshire, LN13 9DR
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<https://www.willsons-property.co.uk>

Location

The plot is situated to the north of Mumby Long Lane, being a publicly maintained highway. The plot is approximately half a mile to the west of the village of Mumby and lies approximately 3 miles from the coast. There is a 'For Sale' board erected at the entrance to aid with identification.

What3words: chopper.intrigued.airports

Tenure and Possession

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

Planning Permission

Full Planning Permission was granted on 31st March 2023 for the "Erection of a dwelling with a detached garage and beauty salon with a first floor annexe over on the site of the existing dwelling which is to be demolished and construction of a vehicular access. Change of use of land to form an extension to the domestic curtilage"

Further details can be sought from ELDC's online planning portal (www.e-lindsey.gov.k/planning) using application reference No. N/125/02020/22

The planning application and drawings have been undertaken by Neil Dowlman Architecture Ltd - Tel: 01205 357272

Area and Adjoining Land

The building plot totals an area of approximately 0.60 acres which has the benefit of adjoining pasture which totals an area of approximately 2 acres. The adjoining land has the benefit of a new stockproof fence which has internal fencing to create small grazing paddocks.

Services

The building plot has the benefit of mains water and electric, which we understand to be connected to the site. The foul drainage is to be connected to a package treatment plant, with surface water being connected to a soakaway system. Prospective purchasers should make their own enquiries as to the availability of all mains services.

Easements, Wayleaves and Rights of Way

All of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

Local Authorities

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

East Lindsey District Council
The Hub, Mareham Road, Horncastle, Lincolnshire -
Tel: 01507 611111

Anglian Water - 03457 919155

Western Power - 08000 963080

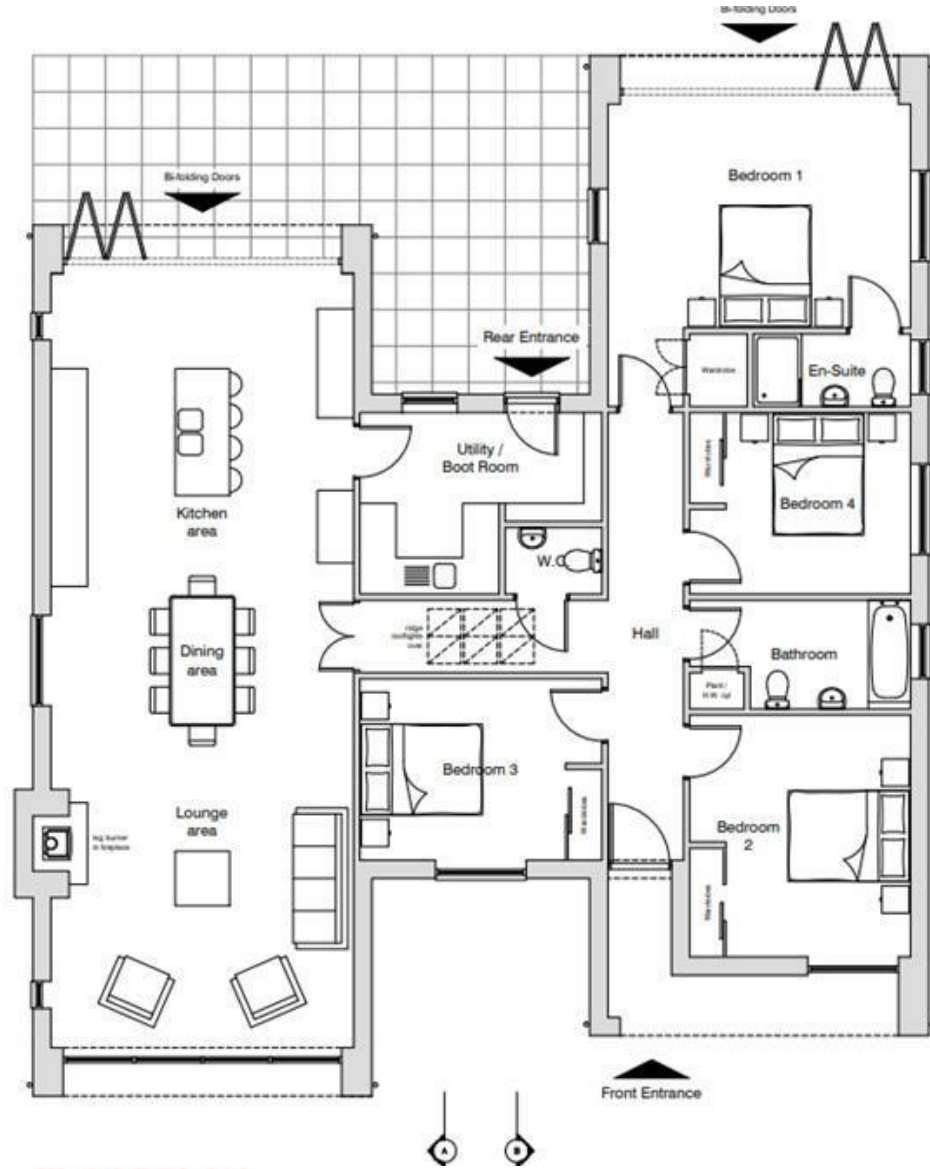
Anti Money Laundering

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

Viewing

Viewing is permitted during daylight hour only with a set of these sales particulars to hand. Anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land, including livestock. Neither the vendors nor selling agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.





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.

