

Building Plot  
4 Bed Detached House with Garage  
Offers offer: £86,000



Plot 2 – Individual Building Plot  
Off Common Lane, Burgh le Marsh, Lincolnshire

**Willsons**  
SINCE 1842



**Plot 2**  
Individual Building Plot  
off Common Lane  
Burgh le Marsh  
Lincolnshire, PE24 5HH

**“AGENT’S COMMENTS”**

An exciting opportunity to purchase a good sized individual building plot situated off Common Lane in the popular market town of Burgh le Marsh.

The site has the benefit of an internal access roadway and mains electricity, water, BT and drainage being available to the plot.

The plot is being offered for sale with full vacant possession upon completion and has the benefit of outline planning permission with approval of reserved matters for a 4 bedroom detached house with garage.

**FURTHER DETAILS FROM THE AGENTS**

**Willsons**  
124 West Street  
Alford  
Lincolnshire  
LN13 9DR

**Jack Boulton**

**T:** 01507 621111

**E:** jackb@willsons-property.co.uk



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— SINCE 1842 —



## SERVICES

We understand that BT and mains water are readily available on the edge of the public highway and purchasers are to make their own enquiries as to the availability. Suitable mains water pipework has been installed to the edge of the highway by the vendors. Mains drainage is available to the plot by way of an internal main which is serviced by a communal pumping station; this will form part of the assets within the management company responsible for the internal roadway.

Mains electricity is available to the site and shall be made available to the plot by the vendors at a cost to the purchaser of £4,000. A larger transformer is required and the vendors will undertake the obligation to install a sufficient transformer, which will be undertaken within 3 months of completion of sale..

## PLANNING PERMISSION

Outline planning permission was granted on 12<sup>th</sup> January 2016 for the erection of 9 dwellings, reference number S/023/01993/15.

Approval of reserved matters was granted on 19<sup>th</sup> July 2018 for detailed particulars relating to the erection of 9 houses, garage and vehicular accesses, reference number S/023/00895/18.

Permission to vary the condition to commence plots 1 & 2 without condition to widen the road, reference number S/023/00249/20.

Permission to commence on plot 1 to secure the planning permission, reference number S/023/00749/20.

Approval of Section 73 application to vary condition No.1 (approved plans) was granted on 8<sup>th</sup> March 2023, reference number S/023/00190/23.

Please also note the planning permission S/023/01300/22 which confirms the removal of affordable housing on the site.

A copy of the above permissions and relevant plans and designs are available from the selling agents or electronically from East Lindsey District Council's online planning portal.

## SITE DIMENSIONS (approximate)

- Width being approximately 13 metres
- Depth being approximately 25 metres

## BOUNDARY FEATURES

The plots are currently demarcated by wooden posts. Once construction of the properties has been completed, the purchaser is to erect a suitable fence to the eastern boundary at their time and expense.

The vendor will plant a new hedge along the frontage and the southern boundary which adjoins the internal roadway. This will be undertaken at the vendors time and expense.

## INTERNAL ROADWAY

The purchaser and their successors in title shall be granted an unrestricted vehicular and pedestrian right of way over the internal access road. The installation of the roadway has commenced, but the final wearing course (tarmac road planings) will not be completed until the occupation of the final dwelling on the site. The purchasers and their successors in title will be proportionately liable for the upkeep and maintenance of the roadway. The annual maintenance charge for the communal areas including the roadway is to be in the region of £250 per annum.

## VIEWING

Potential purchasers are welcome to view the land, but please take care of any potential hazards whilst upon the land and you enter the land entirely at your own risk, and neither the Vendors or Agent accept any responsibility for any loss, harm of injury whilst upon the land.

Please contact Jack Boulton at our Alford office to discuss the sale: 01507 621111

## 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**

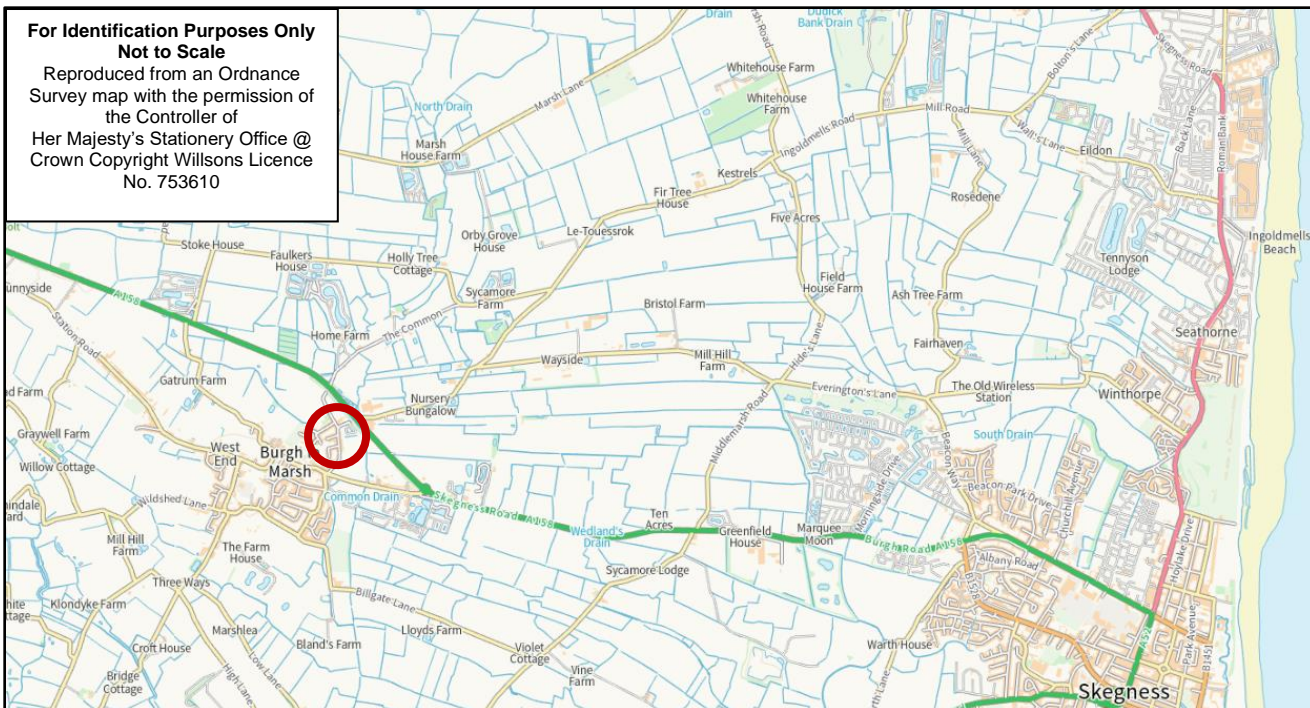
Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

### **East Lindsey District Council**

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

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