

***LONDON ROAD,
OSBOURNBY, NG34 0DG***



£110,000

***A residential building plot located within a non estate setting within this popular village and having outline planning permission (2/1013/OUT) and Reserve Matters Application No. 25/0867/RESM for the erection of one dwelling of approximately four bedrooms (reserved matters are being applied for).
The plot measures 31.09m (102'0") x 13.2m (42'7").***

Location:

Osbournby is a small rural village just off the A52 providing good access to Spalding and Grantham with its rail connection to London Kings Cross and having an excellent rated primary school.

Directions:

Travelling from Sleaford on the A15, upon reaching the village, the plot is located on the right hand side.



Further Aspect

Form PP3

Town and Country Planning Act 1990 Outline Planning Permission



Name and address of applicant

Name and address of agent (if any)

C/o Agent

Notice of decision to grant outline planning permission

Application number: 22/1013/OUT

Proposal: Erection of 1 no. dwelling (outline with all matters reserved)

Location: Land Adjacent To London Road Osbournby Sleaford
Lincolnshire NG34 0DG

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 Application for approval of reserved matters shall be made to the district planning authority not later than the expiration of **three (3) years** beginning with the date of this permission and the development shall be begun not later than the expiration of **two years** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last matter to be approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: This is an outline application only and such details must be approved before development commences.

- 3 **No development shall take place until** a construction management plan to include details of working hours, site manager contact details, waste disposal methods and details of the

Date: 30th September 2022

District Council Offices, Kesteven Street
Sleaford, Lincolnshire NG34 7EF

Mark Williets

Development Manager

Town and Country Planning Act 1990 Approval of reserved matters following outline planning permission



Name and address of applicant

Name and address of agent (if any)

Notice of decision to approve reserved matters following outline planning permission

Application number: 25/0867/RESM

Proposal: Reserved matters application for the erection of 1 no. dwelling with access, appearance, landscaping, layout & scale to be considered pursuant to application 22/1013/OUT - Erection of 1 no. dwelling (outline with all matters reserved).

Location: 17 London Road Osbournby Sleaford Lincolnshire NG34 0DG

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than **2 years** beginning with the date of this decision.
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be constructed entirely of the materials details which are shown on drawing 253608-02A or in accordance with such alternatives as **may be agreed** in writing with the district planning authority.
Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with policy S53 of the Central Lincolnshire Local Plan (Adopted 2023).
- 3 The approved landscaping scheme (shown upon drawing no. 253608-03A) shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest, unless otherwise agreed in writing with the District Planning Authority. If within a period of 7 years from the date of planting any tree, shrub, hedgerow, or replacement is removed, uprooted, destroyed, or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority.

Date: 26th September 2025

District Council Offices, Kesteven Street

Mark Williets

Assistant Director of Planning & Climate Change



Existing site plan



Proposed Site Plan

- Agent's Note:* *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings:* *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003:* *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 10/10/22

Viewing Strictly by Appointment With Mark Rice Estate Agents
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