

***REAR OF 128 WALCOTT ROAD,
BILLINGHAY, LN4 4EN***



£300,000

A good opportunity to purchase Three Residential Building plots with planning permission for 3 x Three Bedroom Detached Bungalows with Garages. The plots are being sold as a whole and are located on the fringe of the village so two of the bungalows would enjoy open views. The finished properties would offer spacious accommodation and would be located within a small cul-de-sac setting. Early viewing is recommended.

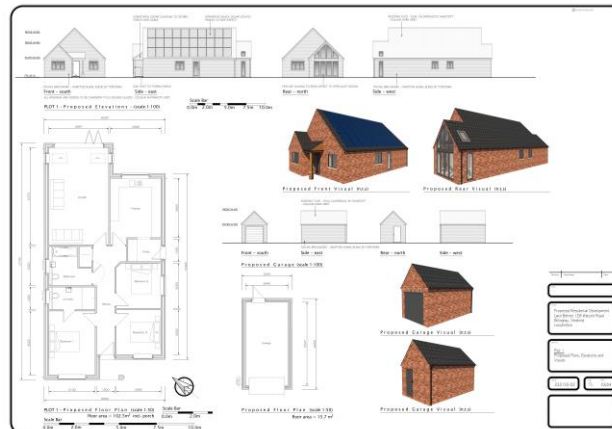
Directions:

Travelling from Sleaford on the A153 road, after proceeding through the villages of Anwick and North Kyme, upon reaching Billinghay, turn right over the river into the High Street. Enter the High Street and proceed as if leaving the village and enter Walcott Road. The plots are located on the right hand side as indicated by our 'For Sale' board.

Agent's Note:

Planning permission was granted on the 4th September 2025, application number 4/0935/ful

Further details are available from either the selling agents or the NKDC planning portal.

Plot 1:**Plot 2:****Plot 3:**

Proposed Site Plan:



Proposed Site Visual 'A' (n.t.s)



Proposed Site Visual 'B' (n.t.s)



Proposed Site Visual 'C' (n.t.s)

Proposed Residential Development Land Behind 120 Walcott Road Billesley, Stafford Lincolnshire	
Proposed Site Visuals	
23/1/55-06	03/04

Proposed Site Visuals

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 16/09/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**