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Land with Consent for Rare Development Opportunity at Thorpe Top, Thorpe-le-Vale, Market Rasen LN8 6AR

Guide Price £250,000 Freehold

- Extensive Plot of 5 Acres (2.02 Hectares) or Thereabouts
- Approved Planning Permission for an individual detached four-bedroom dwelling with exceptional ground floor open plan living facilities
- Views from one of the Highest Points in the Renowned Lincolnshire Wolds

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION:

The Building Plot is located in the centre of the highly sought after Lincolnshire Wolds. It is within 7.5 miles of Market Rasen and 10.5 miles northwest of Louth with the sea-side town of Cleethorpes 15 miles to the northeast. The city of Lincoln, 23 miles to the southwest, provides excellent rail connections.

DESCRIPTION:

To the East of Binbrook Lane, Planning Consent has been granted for a detached four-bedroom dwelling with exceptional ground floor open plan living facilities with three double bedrooms on the ground floor and a large suite with bathroom and lounge on the mezzanine level.

The plot extends to 5 acres (2.02 hectares) and promises a myriad of possibilities for outdoor enthusiasts, whether this be through incorporating equestrian use and creating paddocks and stables (subject to Planning Consent being obtained), to creating beautifully landscaped gardens.

The Planning Permission (Application Number N/108/00567/20) presents the rare opportunity of establishing your own striking home, incorporating designs for a swimming pool, with surrounding views to correspond. These panoramic views to the north, south and west will be particularly noted in the four bedrooms and conservatory, showing off the rolling farmland of the Lincolnshire Wolds. The consent includes a three-bay timber clad garage with a corrugated clad roof. There is plenty of area to accommodate external parking.

The application information is available and can be downloaded from the Council's website – <https://www.e-lindsey.gov.uk/article/6075/Search-View-and-Comment-on-Applications>

This information provides details on:

- Planning Consent • Site Plan • Floor Plans – Existing and Proposed • Plan showing Elevations

APPARATUS AND SERVICES:

None of the apparatus have been checked; therefore, their serviceability is not guaranteed. No services are connected to the land but they are within the locality and the purchaser shall make their own enquiries with regards to the status and capacity of such services and the costs of connecting there to.

TENURE AND POSSESSION:

The tenure of the site is freehold. Vacant possession of the site will be available upon completion.

LAND DRAINAGE:

No recent land drainage schemes have been undertaken. There are no land drainage plans available.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS:

The site will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity, and other rights, easements, quasi-easements and all wayleaves, whether referred to specifically in these particulars or not.

SPORTING, MINERAL AND TIMBER RIGHTS:

The Sporting, Mineral and Timber Rights are included in the sale as far as owned by the Seller.

VIEWING:

Strictly by appointment with the selling Agents. Any parties viewing the site do so entirely at their own risk and are responsible for ensuring their own safety. Neither the Vendor nor the Agents are responsible for any injury or accident that occurs on the site.

PLANS, AREAS, AND SCHEDULE:

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey and Rural Land Registry plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, the accuracy cannot be guaranteed.

METHOD OF SALE:

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers.

BOUNDARIES:

The successful purchaser shall be deemed to have full knowledge of boundaries and rights of way (if any) which have or will affect the land.

ENVIRONMENTAL CHARGE:

There is an annual charge for the land payable to the Environment Agency.

SOIL SERIES:

The land is classified as Andover 1, Carstens and Panholes according to the Soil Series Map of England and Wales.

BASIC FARM PAYMENT:

The land is registered with the Rural Payments Agency. The current Landowners will retain the Delinked Payment upon completion of the sale, unless otherwise negotiated. Copies of the current Rural Payments Agency Land Parcel Identification System (LPIS) Maps are available upon request from the Selling Agents.

FURTHER INFORMATION:

If any further information is required regarding the land or properties, please contact R. Longstaff and Co LLP's Agricultural Department on 01775 766 766 Option 4.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

LOCAL AUTHORITIES**District & Planning:**

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH

CALL: 01507 601111

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA

CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL

CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH

Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 16256

CONTACT

A: R. Longstaff & Co LLP, 5 New Road, Spalding, Lincolnshire PE11 1BS

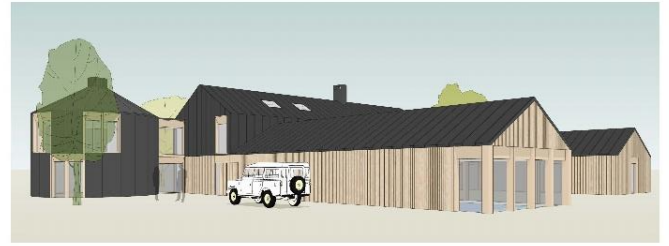
T: 01775 766766 Option 4

E: kerry@longstaff.com

www.longstaff.com



VIEW FROM NORTHEAST



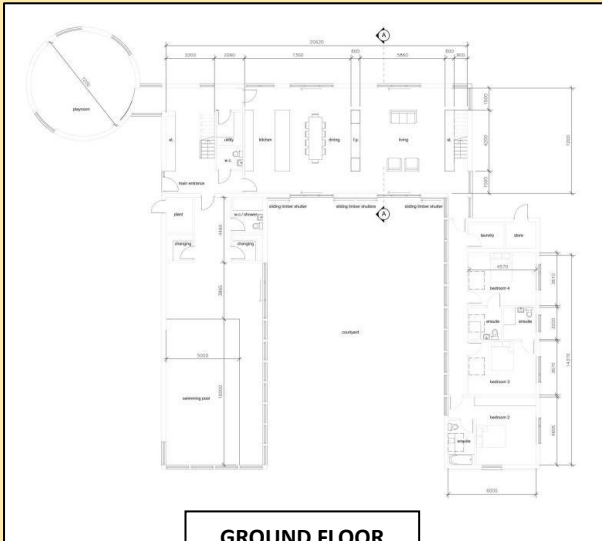
VIEW FROM SOUTHEAST



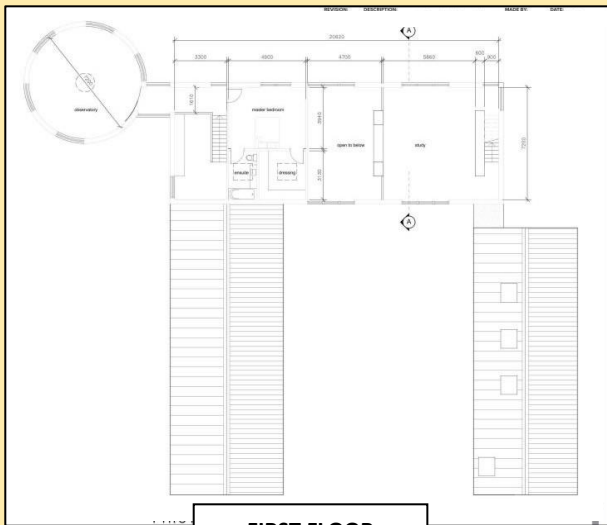
VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



GROUND FLOOR



FIRST FLOOR

