



proposed
site plan

The Willows
Garden Centre

PRIVET HEDGES

New privet hedges as indicated on the plans. Hedges to be planted in clean, weed free, cultivated ground to the mix specified below, in a staggered pattern of 2 rows. The distance between the two staggered rows of hedge plants for mixed hedgerow should be 300mm allowing for a minimum of 5 plants per linear metre. All new plants to be provided with 'Tubex Easy Wrap' 600mm high, with bamboo supports to protect from attack by rabbits.

All hedging to be planted as 600-800mm bare root transplants, and curtailed at 2000mm high. Upon completion the soil should be covered by a 75mm depth of bark mulch or similar approved material to aid the retention of moisture.

Existing hedges which are to be infilled/substantiated are to utilise species to match that to which it abuts

RESIDENTIAL DEVELOPMENT OPPORTUNITY

DEVELOPMENT LAND, REAR OF WILLOWS GARDEN CENTRE, GLENTHAM, MARKET RASEN, LINCOLNSHIRE LN8 2EG

- Full planning permission for 19 dwellings
- Excellent range of nearby amenities
- Four affordable homes
- Approximately 1.29 hectares (3.2 acres)
- Countryside views

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Guide: £595,000 | Offers are invited for consideration

Lincoln

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BROWN & CO JH Walter

LOCATION

The property is situated away from the A631 overlooking open countryside within the village of Glenthams. Glenthams is situated approximately 20 minutes drive away from the historic cathedral city of Lincoln and 10 minutes away from the small market town of Market Rasen that offers shopping facilities. In addition the village is around 12 miles from both Gainsborough and Caistor.

DESCRIPTION

The property is currently an undeveloped grassfield with a pond. In total, the property is an area of approximately 1.29 hectares (3.2 Acres). The land can be accessed through the former Willows Garden Centre.

PLANNING PERMISSION

Outline planning permission was granted by West Lindsey District Council on the 17th July 2017 under application number 133608 and the approval of reserved matters was approved on the 25th August 2020 under application number 140729. JHWalter have been advised that all the conditions for the planning have been completed apart from the ground survey.

The site plan which formed part of the application and is attached to these particulars incorporates 5 detached bungalows, 4 semi-detached bungalows, 4 semi-detached houses and 6 detached houses.

The conditions of the development commits the developer to build four affordable homes which are semi detached bungalows (plots 2-5 on the proposed site plan). In addition there is an offsite contribution to affordable housing at around £36,000. It is understood there are no CIL charges.

Interested parties should make their own enquiries with West Lindsey District Council on 01427 676676 to confirm that their proposed use of the property will be acceptable

SERVICES

We understand that electricity, water and drainage are available for connection to the site. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned.

TENURE & POSSESSION

Freehold with vacant possession.

The Seller will require an overage for additional units built on the site or for a purchaser achieving more than 10% increase in the total floor area of the buildings proposed

GUIDE PRICE

£595,000.

The buyer of the development will be responsible to upgrade the new access road to the site.

Adjoining land fronting the A631 which was the former Willows Garden Centre may be available by separate negotiation.

VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

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