



4 INDIVIDUAL RESIDENTIAL BUILDING PLOTS FOR SALE

MANOR FARM, EAST ROAD, TETFORD, HORNCastle LN9 6QQ

- Outline planning permission for 4 detached 4 & 5 bed houses.
- Generous sized plots.
- A range of local amenities.
- An additional 2.18 acres of paddock land to the West of the site may be available by separate negotiation which includes a Stable Block and Workshop.

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PRICE: £140,000 - £185,000 PER PLOT

Lincoln

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LOCATION

Tetford is a popular village within the Lincolnshire Wolds in a designated Area of Outstanding Natural Beauty around 6 miles North East of Horncastle and 9 mile South of Louth.

The village benefits from a range of local facilities including a primary school, doctor's surgery and a public house.

DESCRIPTION & PROPOSED DEVELOPMENT

Outline planning permission has been granted for a residential development of 4 detached houses under planning application S/177/02206/20. The property is currently grassland with hedged boundaries and mature trees. The Vendor will be installing a private roadway in accordance with the requirements of the planning consents and each plot is marked by timber posts.

Plot 1 - consent for a 2 storey, 5 bedroom detached house with double garage. Size is approximately 280 sq. m (3,012 sq. ft.)

Plot 2 - consent for a 2 storey, 4 bedroom detached house with double garage. Size is approximately 200 sq. m (1,522 sq. ft.)

Plot 3 - consent for a 2 storey, 5 bedroom detached house with double garage. Size is approximately 280 sq. m (3,012 sq. ft.)

Plot 4 - consent for a 2 two storey, 4 bedroom detached house with double garage. Size is approximately 210 sq. m (2,260 sq. ft.)

Interested parties should make their own enquiries of East Lindsey District Council on 01507 601111 for further information in connection with planning.

An additional 2.18 acres of paddock land to the West of the site may be available by separate negotiation which includes a Stable Block and a Workshop.

SERVICES

Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services. The Vendor is to build the road highlighted in purple on the plan and install services to the front of each plot their own cost.

TENURE

Freehold with vacant possession upon completion.

EASEMENT, WAYLEAVES AND 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 these are specifically mentioned in this brochure.

GUIDE PRICE

The plots are available on a conditional basis subject to the grant of full planning permission.

Plot 1: £185,000

Plot 2: £140,000

Plot 3: £160,000

Plot 4: £140,000

VAT

Prices quoted in these particulars are net of VAT. We are informed by our client 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:

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