

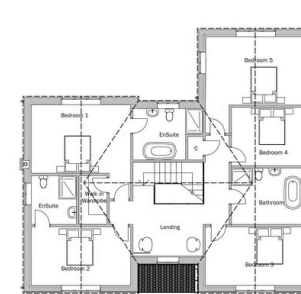
3 Building Plots & 22.14 Acres of Land Available in 2 Lots
Land Off A158 Wragby Road East, North Greetwell

BROWN & CO JH Walter



Planning			
This drawing is copyright. Any Rights Reserved. See Schedule 6.			
Room	Floor	Area - m ²	Area - ft ²
P1 First Issue	WF	AD	12.10.23

Plot A



Planning			
This drawing is copyright. Any Rights Reserved. See Schedule 6.			
Room	Floor	Area - m ²	Area - ft ²
P1 First Issue	WF	AD	12.10.23

Room Name	Floor	Area - m ²	Area - ft ²
Plot A	Ground Floor	143.46	1544.19
Plot A	First Floor	141.97	1528.13
		285.43 m ²	3072.32

- Brick
- Red Particles
- Windows & Doors - Grey Aluminium
- Stone Clis
- Rain Water Goods - Aluminium



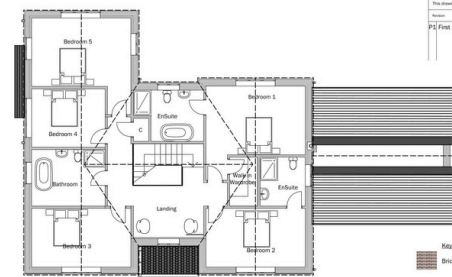
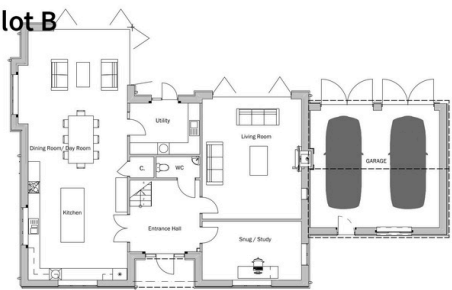
Flintham			
Land Off A158 Wraghy Road East, North Greetwell Development of 3 Dwellings			
Proposed Street Scene			
12.10.23	1:200	A2	
WF	AD		
BROWN & CO ARCHITECTURE + PLANNING www.brown-co.com			
23	041	K0008	P1



Flintham			
Land Off A158 Wraghy Road East, North Greetwell Development of 3 Dwellings			
Plans & Elevations As Proposed Plot A			
12.10.23	1:100	A2	
WF	AD		
BROWN & CO ARCHITECTURE + PLANNING www.brown-co.com			
23	041	K0004	P1

- Brick
- Red Particles
- Windows & Doors - Grey Aluminium
- Stone Clis
- Rain Water Goods - Aluminium

Plot B



Planning			
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Room	Floor	Area - m ²	Area - ft ²
P1 First Issue	WF	AD	12.10.23

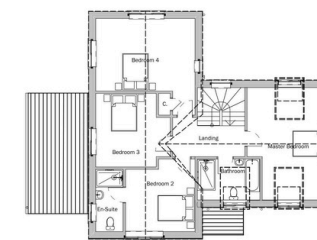
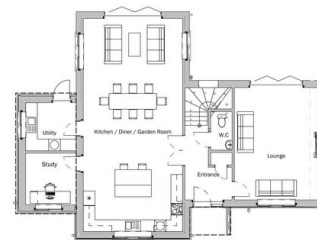
- Brick
- Timber Cladding
- Red Particles
- Slate Tiles
- Windows & Doors - Grey Aluminium
- Stone Clis
- Rain Water Goods - Aluminium

Room Name	Floor	Area - m ²	Area - ft ²
Plot B	Ground Floor	143.46	1544.19
Plot B	First Floor	141.97	1528.13
		285.43 m ²	3072.32

Flintham			
Land Off A158 Wraghy Road East, North Greetwell Development of 3 Dwellings			
Plans & Elevations As Proposed Plot B			
12.10.23	1:100	A2	
WF	AD		
BROWN & CO ARCHITECTURE + PLANNING www.brown-co.com			
23	041	K0005	P1



Plot C



Planning			
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Room	Floor	Area - m ²	Area - ft ²
P1 First Issue	WF	AD	12.10.23

Room Name	Floor	Area - m ²	Area - ft ²
Plot C	Ground Floor	111.53	1200.55
Plot C	First Floor	95.97	1033.03
		207.50 m ²	2233.58

- Brick
- Red Particles
- Slate Tiles
- Windows & Doors - Grey Aluminium
- Stone Clis
- Rain Water Goods - Aluminium



Flintham			
Land Off A158 Wraghy Road East, North Greetwell Development of 3 Dwellings			
Plans & Elevations As Proposed Plot C			
12.10.23	1:100	A2	
WF	AD		
BROWN & CO ARCHITECTURE + PLANNING www.brown-co.com			
23	041	K0006	P1

LOT 1

Full planning permission has been granted for a residential development of 3 detached houses. The Vendor will be retaining ownership of the 9.5m wide access which is outlined in purple on Plan 2 attached to these particulars.

Plot A - 5 bedroom detached house with double garage. Size is approximately 285 m2 (3,072 sq. ft.)

Plot B - 5 bedroom detached house with double garage. Size is approximately 285 m2 (3,072 sq. ft.)

Plot C - 4 bedroom detached house with double garage. Size is approximately 208 m2 (2,234 sq. ft.)

Guide Price: £330,000

LOT 2

Around 9.06 hectares (22.4 acres) of arable land which is to be sold subject to an overage provision as outlined in the brochure. The land is currently let by way of a Farm Business Tenancy achieving a rent of £220 plus VAT per annum.

Guide Price: £300,000



Perspective



Perspective



Perspective

Item	Quantity	Unit	Price
P3 First hour	1	hr	12.00

Flintham	
Plot	Land Off A158 Wragby Road East, North Greetwell
Project	Development of 3 Dwellings
Phase	Artists Impression
Date	12.10.23
Scale	1:50
Author	A2
Check	AD
BROWN & CO	
ARCHITECTURE + PLANNING	
www.brown-co.com	

LOCATION

North Greetwell is well located on the A158 just 3.3 miles to the West of Lincoln City Centre. The A158 connects with the A15 Lincoln Bypass providing quick access to the A46 and A1.

PLANNING PERMISSION

Planning Permission was granted by West Lindsey District Council under reference 147466 on 8th December 2023 for the development of 3 houses on Lot 1

Interested parties should make their own enquiries of West Lindsey District Council on 01427 676676 for further information in connection with planning.

SERVICES

Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services.

EASEMENT, WAYLEAVES AND RIGHTS OF WAY

Lots 1 & 2 are 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. We have been advised that there is an Anglian water pipe that runs underneath Lot 1 which is shown by the orange arrows on plan 3 attached to these particulars.

DEVELOPMENT CLAWBACK

Lot 2 is to be sold subject to a subject to an overage provision that in the event that consent is granted for the land to be developed for housing in the next 20 years, the purchasers will pay the seller or their successors in title 25% of the increase in the value of the land with the benefit of the consent over its existing use value. The overage is to be paid on sale of the land or implementation of the planning consent.

TENURE

Lot 1 - Freehold with vacant possession upon completion.

Lot 2 - Freehold, subject to the existing Farm Business Tenancy.

FARM BUSINESS TENANCY

Lot 2 currently has a Farm Business Tenancy which commenced on 1st March 2024 and expires on the 15th September 2024 at a rent of £220 plus VAT per annum.

VAT

Prices quoted in these particulars are exclusive 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:

AGENTS

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Plan 2



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Plan 3



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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