



Development Site  
Owmbly By Spital, Lincoln

BROWN & CO JH Walter







## Development Site, Fen Road, Owmbly by Spital, Lincoln

A fantastic development opportunity in the heart of the rural village of Owmbly by Spital. The site is currently the well manicured garden of the adjoining property Stoneleigh and extends to around 0.72 of an acre. Outline planning permission was granted on June 2024 for the erection of two detached dwellings with access and layout to be considered.



### Amenities

The site is situated in the heart of the rural village of Owmbly By Spital which has a primary school in the adjoining village of Normanby by spital and is a short drive to the well served market town of Market Rasen and village of Welton which offers two highly regarded schools, co-op, public house, doctors, dentist and golf course.

### Town & Country Planning

The site was granted outline planning permission on the 24th June 2024 by West Lindsey District Council under application number 147987 for the erection of 2no. dwellings with access and layout to be considered and not reserved for subsequent applications.

### Access

We understand the site is accessed over an unregistered road but the seller has a statutory declaration and indemnity policy in place to cover this.

### Tenure & Possession

The property is freehold and is for sale by private treaty.

### Services

interested parties are advised to make their own enquiries into the cost and availability of services.

### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 66mbps and max upload speed of 13 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

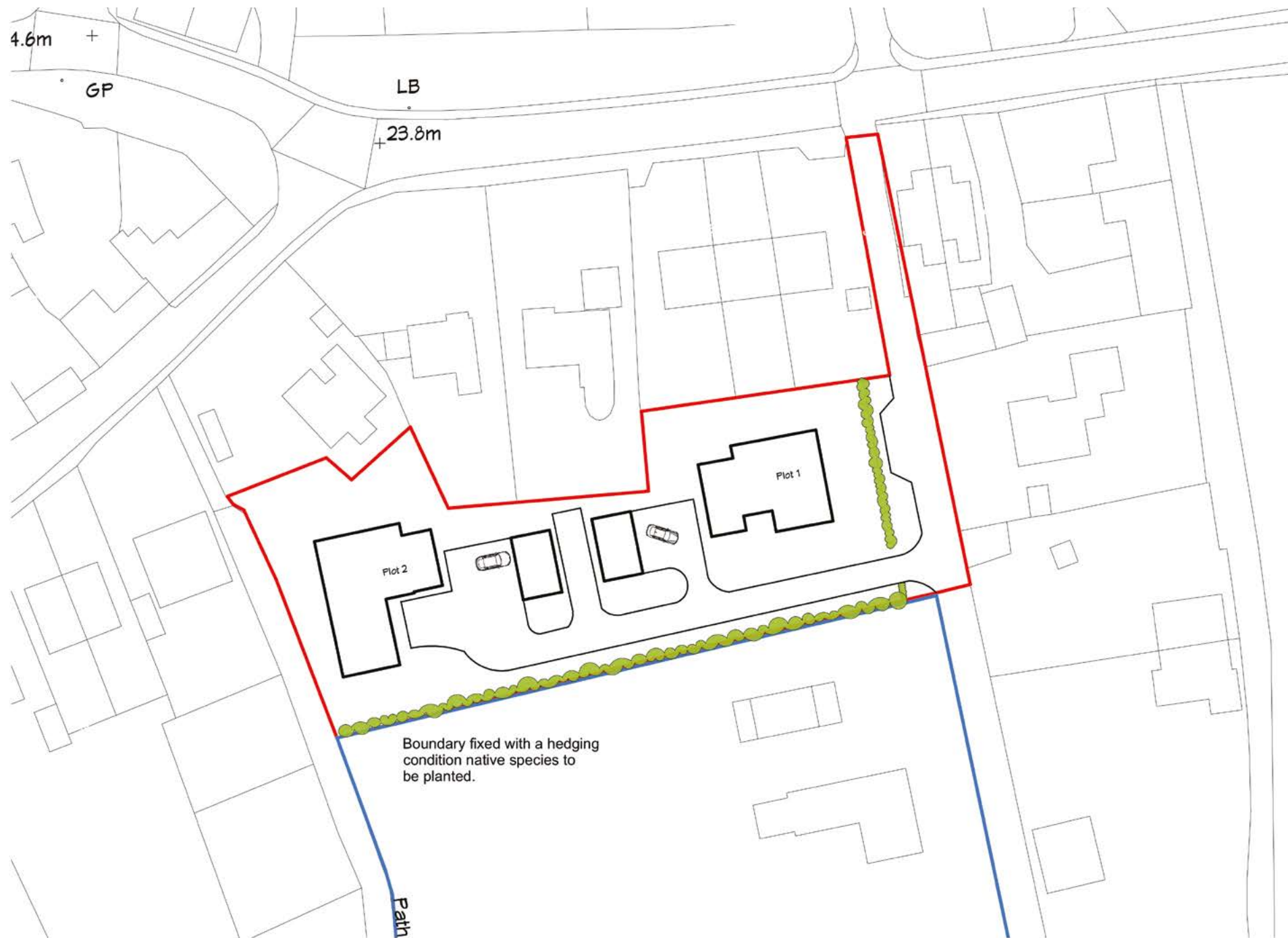
### Agents

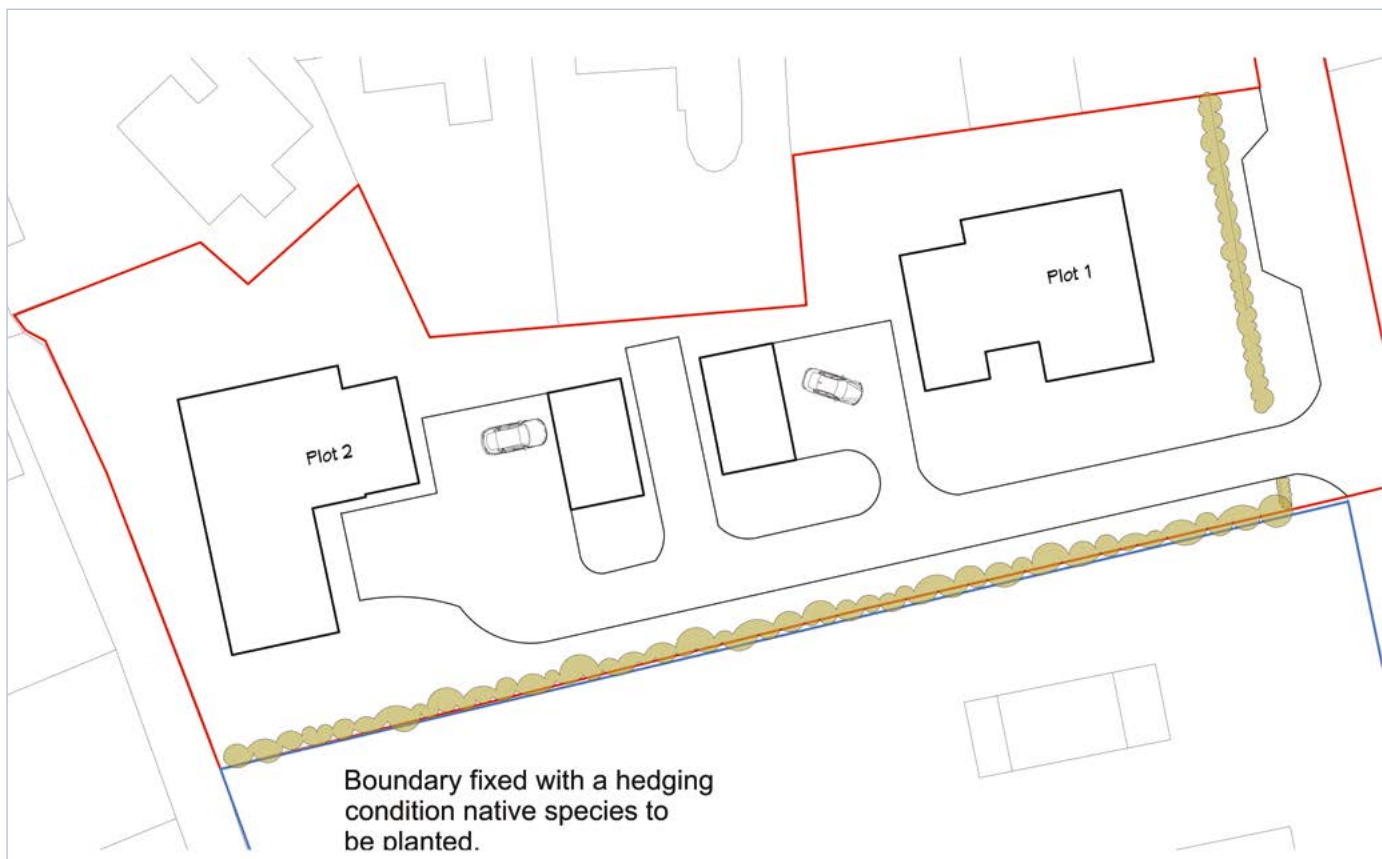
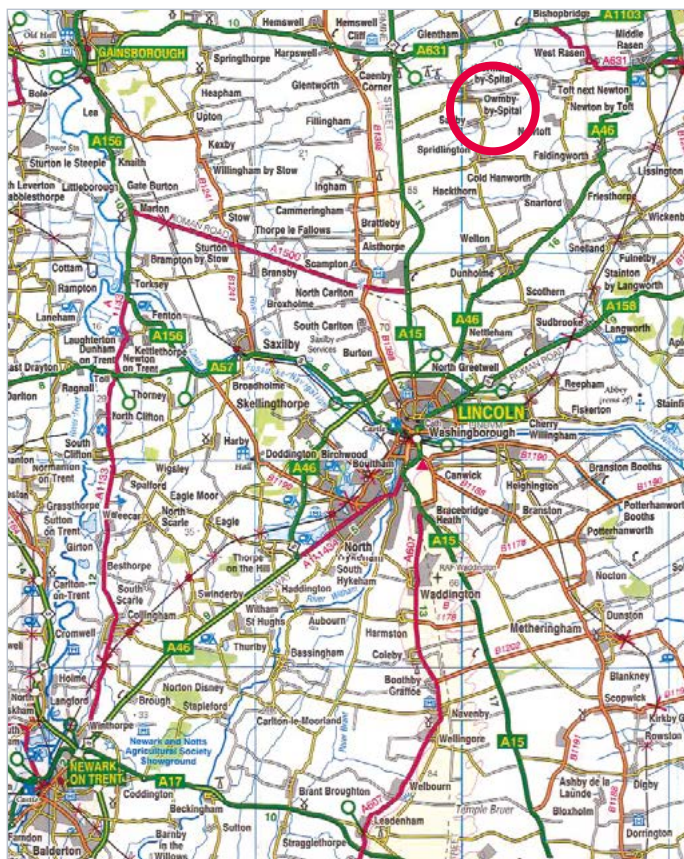
James Mulhall or James Drabble  
01522 504304  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)











#### Directions - LN8 2HP

From the A15 turn right towards Owmbly by Spital and you will enter the village on Owmbly Cliff Road which leads into Fen Road. The site is accessed via private road between Oak Tree Cottage & 1 Sands Walk and sits adjacent to Stoneleigh.

<https://what3words.com/bloom.aviation.army>

#### IMPORTANT NOTICES

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