



## Building Plot in 10.47 Acres, Blacksmith Lane, East Keal, PE23 4AZ Guide Price £250,000 (£900 + VAT Buyers Fee)

### Description

A simply stunning opportunity to build your own grand design on the edge of the Lincolnshire Wolds which is designated as an area of outstanding natural beauty (AONB). This special site is located in an elevated position within 10.47 acres of grassland and offers magnificent views. Full planning permission was granted by East Lindsey District Council on the 9th December 2024 under application number S/045/01351/2024 for the erection of a four bedroom bespoke dwelling and improvement to the current access.

### Directions

Follow the A16 North towards Spilsby until you reach East Keal and the site is located just off the junction of the A16 and Blacksmiths lane.

<https://what3words.com/gliders.level.spinners>

### Tenure & Possession

Freehold with vacant possession upon completion.

### Viewing

The land may be viewed on foot by prior appointment with the Auctioneers. Tel: 01522 504360

### Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [cpa@brown-co.com](mailto:cpa@brown-co.com)

### Solicitors

Katie Allwood  
HSR Law  
Law Chambers  
7 South Parade  
Doncaster, DN21 2DY

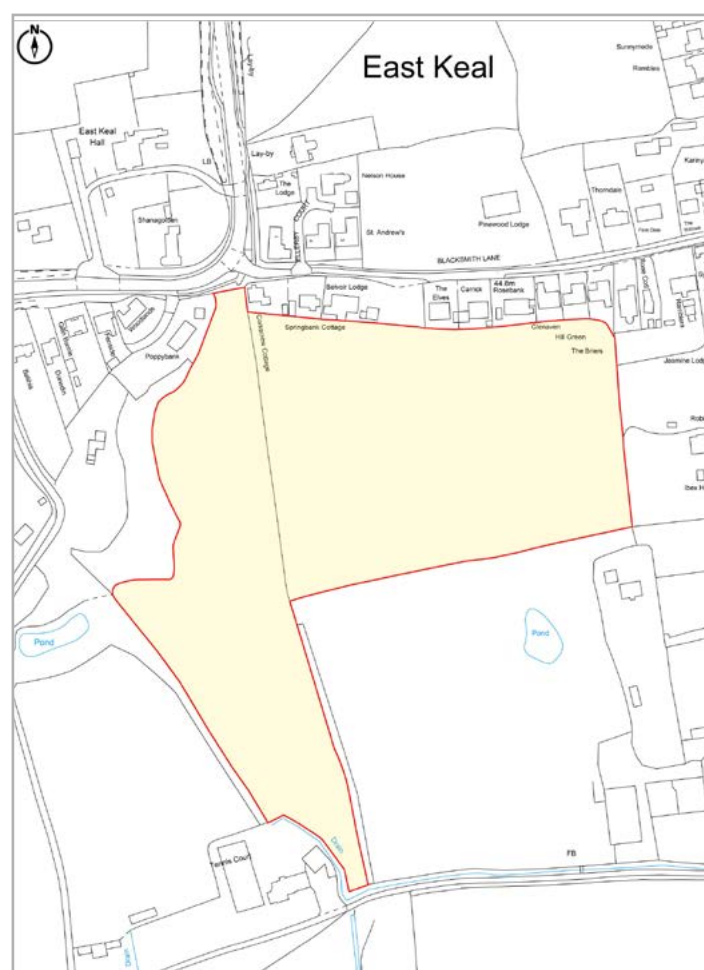
01302 347800

[katie.allwood@hsrlaw.co.uk](mailto:katie.allwood@hsrlaw.co.uk)

### Agent

James Mulhall 01522 504360 or [cpa@brown-co.com](mailto:cpa@brown-co.com)

**HSRLAW**  
Solicitors



The attached plans are not to scale, are for identification purposes only and do not form part of any contract.





# FLOOR PLANS

Scale: 1:100

