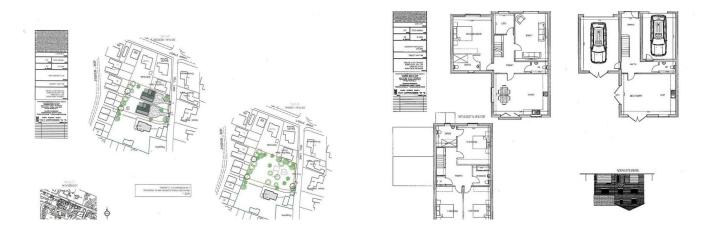


Land adj Rylton House Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE

DEVELOPMENT LAND. EXCELLENT RESIDENTIAL SETTING ABOUT 1600 Permission has been granted for two plots, each for a four-bedroom detached house with 2 integral garages

Sutton Bridge is a large village with a good range of facilities. It is located on the tidal River Mene with moorings available at the Marina. There is also a testing 9-hole golf course elsewhere in the village. Sutton Bridge is just a few miles from both Norfolk and Cambridgeshire. The large town of King's Lynn and Wisbech are both about 10 miles away and the regional centre of Peterborough is about 30 miles away.

**FONG SULLON** 



The indicative plan which accompanies the planning application shows two plots, each for a four-bedroom detached house with 2 integral garages. THE SITE IS ALSO IDEAL FOR THE CONSTRUCTION OF ONE VERY LARGE EXCEPTIONAL PROPERTY (subject to a Reserved Matters Planning Approval).

OUTLINE PLANNING PERMISSION granted 20/04/2022, subject to conditions. A copy of the Outline Planning Consent is available for inspection at our office. Alternatively, the consent and Supporting Drawings plus the Flood Risk Assessment can be seen on the local authority website. Search sholland.gov.uk/planningapplications/H18-0241-22

## **Services**

Mains services of water, electricity and drainage are available in Mill Lane. The buyer must satisfy themselves as to the suitability of the connections. We can confirm Rylton House, the adjoining property to the north has oil-fired central heating and so we are unsure as to the availability of mains gas at this location.

## **Notes**

Previously part of the huge garden of Rylton House, the plots are located in Mill Lane, which is a cul de sac of good quality individual homes. The plots will have very little passing traffic. All in all, a quiet setting convenient for local amenities.

Please contact our office for an accompanied viewing if you wish to visit the plots, or if you require additional infomation.



**AGENTS NOTES**: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.