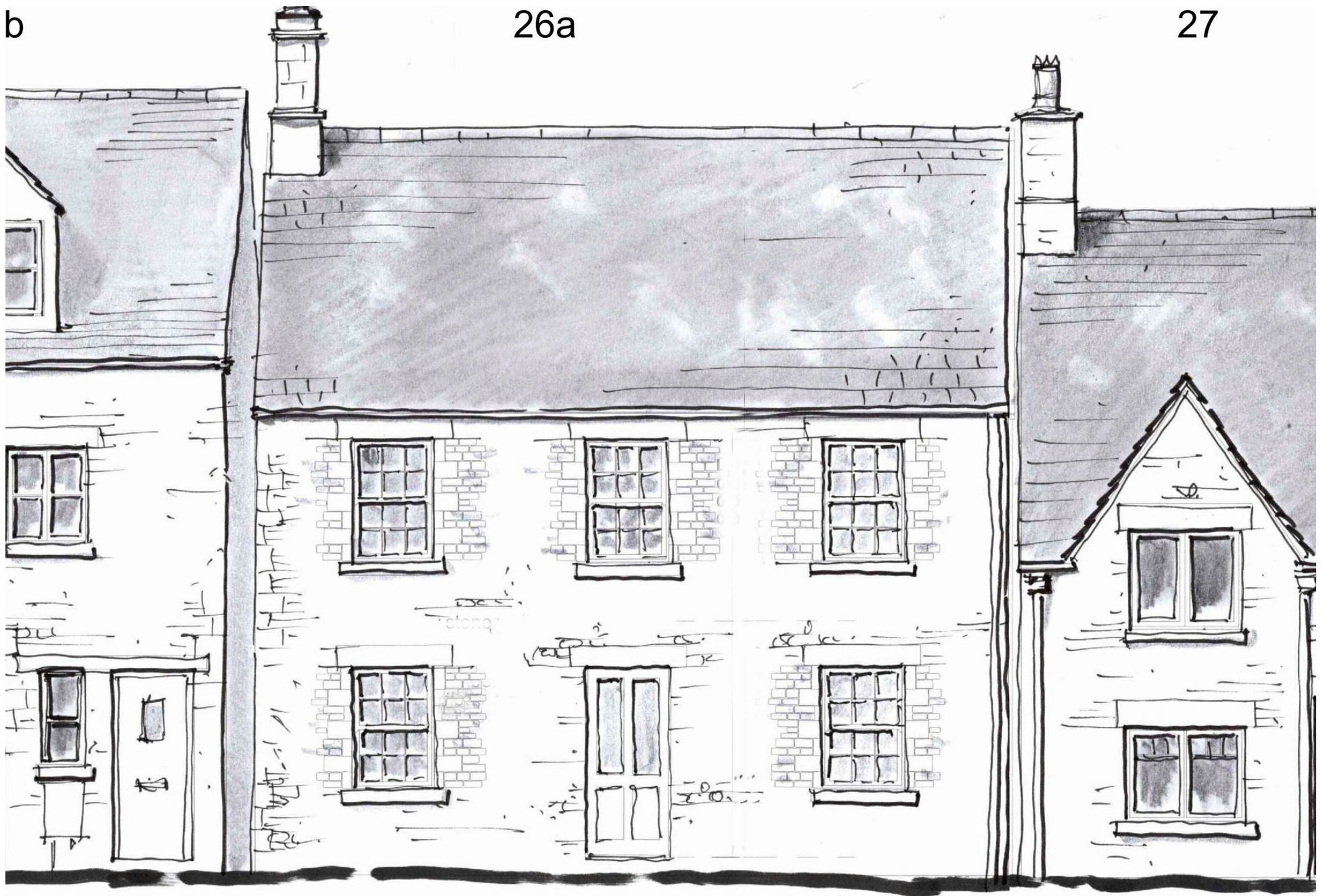


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St Leonards Street

Stamford PE9 2HL

Offers Over £320,000

Richardson

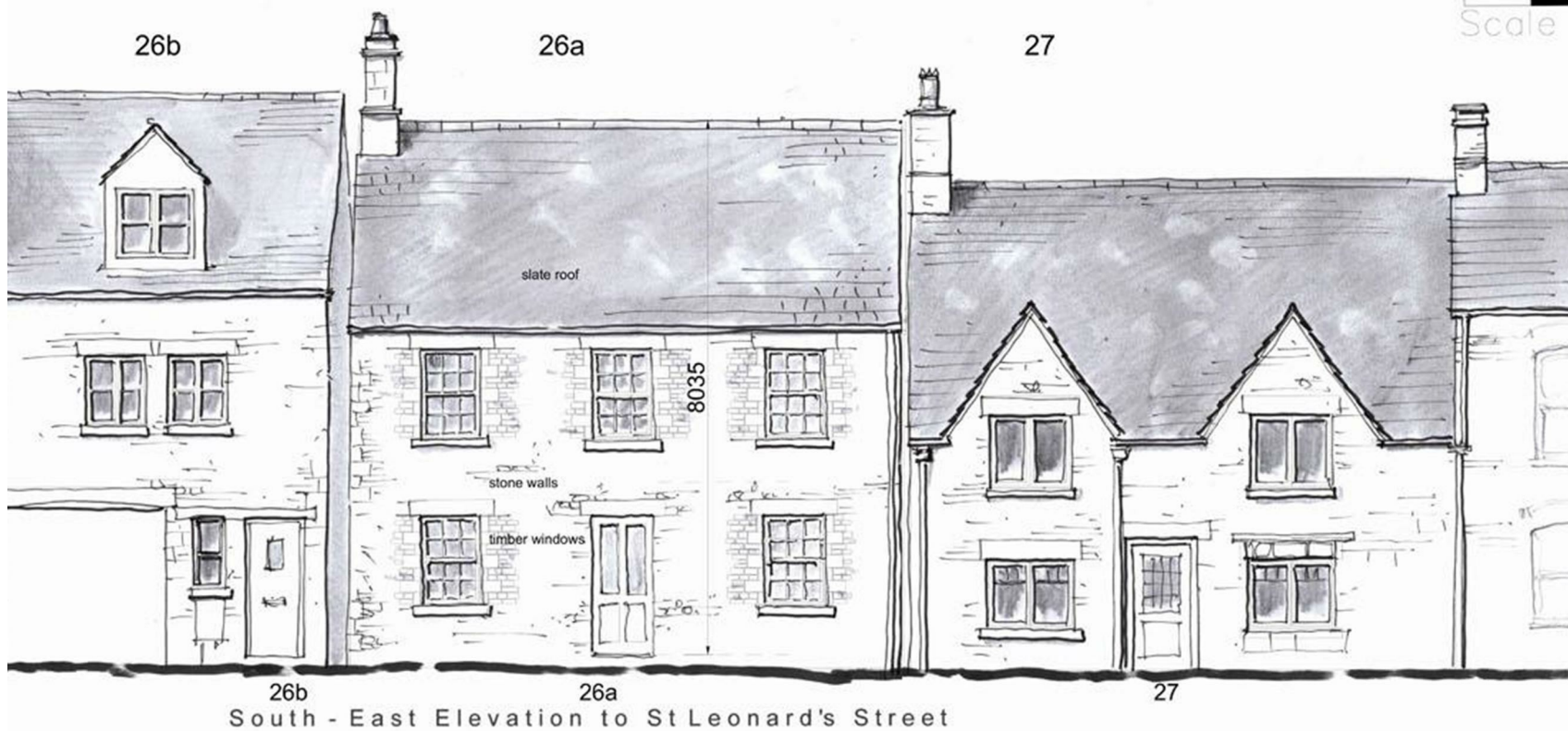
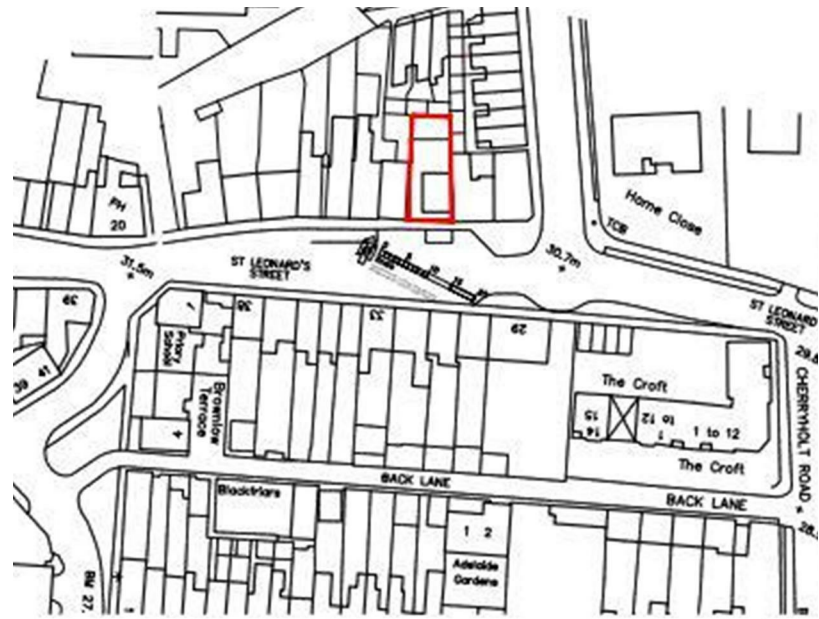
St. Leonards Street

Stamford PE9 2HL

A rare opportunity to acquire an individual building plot with full planning permission in Stamford Town centre. Positioned just a short stroll from the wide range of shops, pubs, restaurants, Stamford Arts centre, Stamford station and Stamford Meadows, the planning permissions provides for an attractive new build 4 bedroom property in the Georgian style.

Planning permission

Full planning permission was granted by South Kesteven District Council on 19th July 2023, subject to conditions, for the Erection of replacement dwelling under planning reference S23/0806. The architects during the successful application were Wythe Holland Limited based in Stamford. Full details of the decision, accompanying drawings and other associated documents are available and can be found on the South Kesteven District Council planning portal or from Richardson Surveyors.



Proposed dwelling

The permission granted is a full application as the plot is within the Stamford conservation area. The approved plans show an attractive Georgian style frontage with sash style multi pane windows with central entrance doorway. However to the rear there is a modern twist with twin set of bi-fold doors giving access to the good size courtyard/patio from the open plan kitchen/dining family room. The proposed accommodation comprise, reception hall with cloakroom, lounge, study, open plan kitchen/dining family room. To the first floor master bedroom with ensuite shower room, 3 further bedrooms and a 4 piece bathroom. Enclosed spacious courtyard with store.

Agent Notes

The plans and documents that accompanied the successful application include the demolition of the existing property and construction of replacement dwelling. The floor plans and impressions are taken from the planning documents.

Services

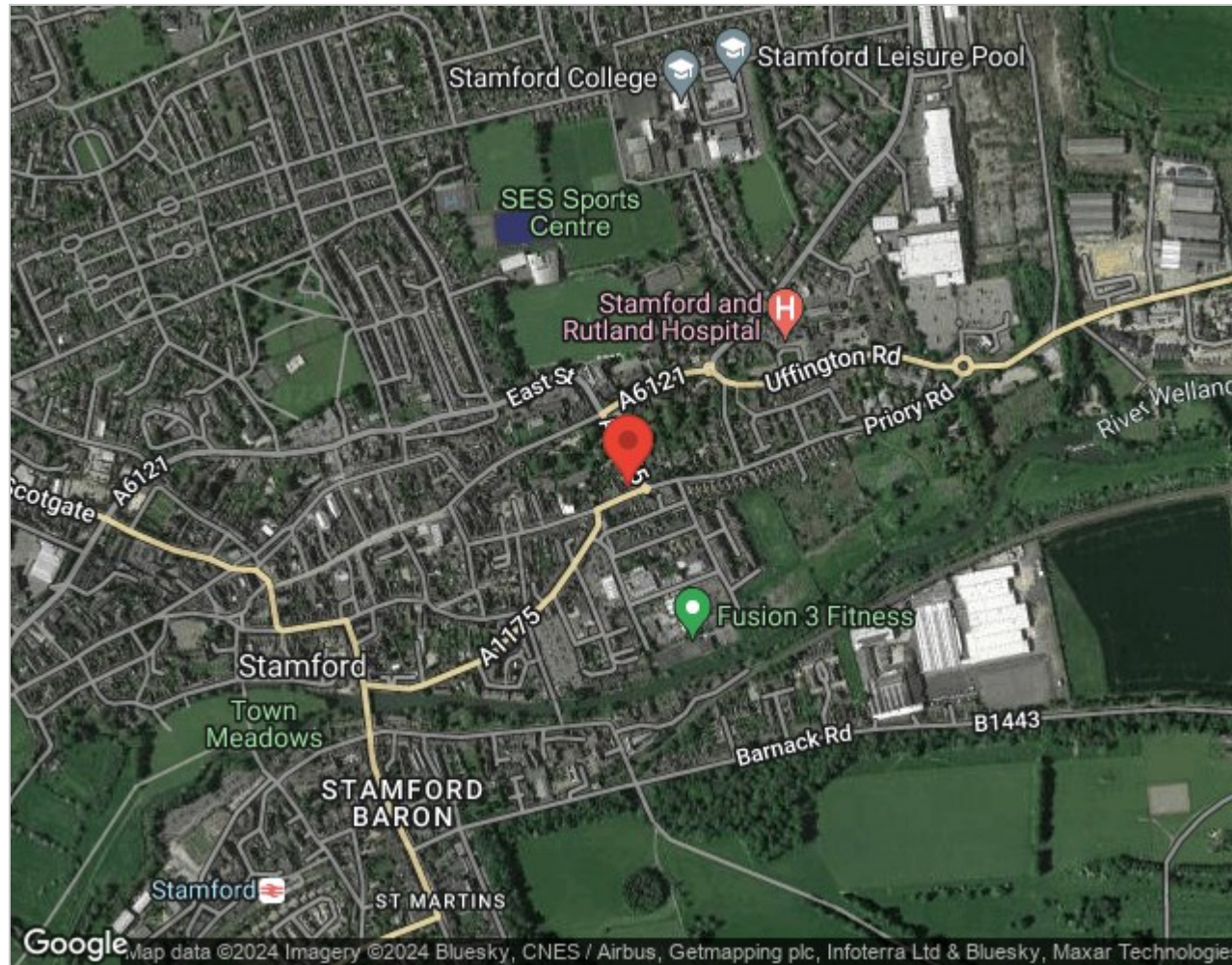
We understand that there are services already in place for the existing dwelling however buyers will have to make their own enquiries as to the services to the plot.

Viewing

Strictly by appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3 o r e m a i l :
post@richardsonsurveyors.co.uk



Area Map



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

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2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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