

Richardson

CHARTERED SURVEYORS

Development Land
Rock Road, Stamford
Lincolnshire, PE9 2PU

FOR SALE

GUIDE PRICE £350,000



- Outline Planning Approved
- For Sale by Private Treaty
- Registered Title
- 2 Dwellings
- 0.08 ha
- Road Frontage

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

DESCRIPTION

A unique opportunity to purchase a development opportunity in the town of Stamford, Lincolnshire with outline planning permission. Positioned just a short stroll from the wide range of shops, pubs, restaurants, Stamford station and Stamford Meadows, the planning permission provides the opportunity to build 2 three bedroom properties. Title Number LL258672.

A range of single storey buildings are located on the site which are currently used as storage, a workshop, office and kitchen facility. They are constructed of concrete blocks and sheeted roofing. An asbestos report is available upon request.

LOCATION

The site is located on Rock Road, Stamford. what3words: orchestra.picked.vocal

METHOD OF SALE

The land is for sale by Private Treaty with Vacant Possession with a guide price of £350,000.

PLANNING

Outline Planning Permission was granted for 2 residential dwellings subject to conditions by South Kesteven District Council on the 6th November 2023 (REF: S23/1392). All matters have been reserved apart from landscaping. Full details of the application, including consultants reports, planning statements and other associated documents are available to download from the South Kesteven District Council Planning Portal. <https://prod.publicaccess.southkesteven.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=RYEPAKVONIEO00>

SERVICES

The property benefits from mains water, electric and sewerage. A gas pipe is believed to be in the adjacent road. Buyers will have to make their own enquiries as to the positioning and the cost of connection.

COMMUNICATIONS

Ultrafast Full Fibre Broadband is available to the plot according to Openreach. Mobile availability via EE, Three, 02 and Vodafone are available at the plot according to Ofcom.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

DESIGNATION

We understand the land is not affected or restricted by any Ancient Monument Designation and lies outside of the Stamford Conservation Area.

ACCESS

Access to the land is taken directly off Rock Road, Stamford.

BOUNDARIES

The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

TENURE & POSSESSION

The site is offered for sale Freehold, with the benefit of Vacant Possession upon completion.

LOCAL AUTHORITY

The land is located within the administrative boundaries of South Kesteven District Council.

BUSINESS RATES

Business rates are payable on the plot. Rateable Value £6,900.

VIEWINGS

Strictly by appointment with Richardson Surveyors.

HEALTH & SAFETY

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS

The plan enclosed is for identification purposes only.

FURTHER INFORMATION

For further information please contact Jamie Richardson direct line on 01780 761651 or jrichardson@richardsonsurveyors or Charles Richardson direct line on 01780 758008 or crichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.





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

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.