



Fourwinds Casterton Lane

Tinwell, Stamford, PE9 3UQ

**Price Guide £399,500**

Richardson



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An opportunity to purchase an individual building plot of approximately 0.25 acres forming part of a large garden of an established home. Situated in the village of Tinwell just 1.6 miles from the town centre and all its amenities, the plot has a westerly aspect backing onto open farmland. Outline Planning Permission has been granted for a single dwelling with garaging with all matters reserved apart from access which formed part of the application and provides a new access into the plot. With all matters reserved, buyers can design their own property to suit their requirements subject to planning agreement and permission to a maximum of 3,000 sqft gross internal area including (if required) a garage.

### Planning

Outline planning permission was granted subject to conditions by Rutland District Council for 1 no. Dwelling with garaging with all Matters Reserved apart from Access on 14th October 2022 under planning reference 2022/0700/OUT. The planning consultant/architect during the successful application was Shayne Andrews Design and Architecture Ltd. Full details of the decision, accompanying drawings and associated documentation is available to download from Rutland Council Planning Portal or from Richardson.

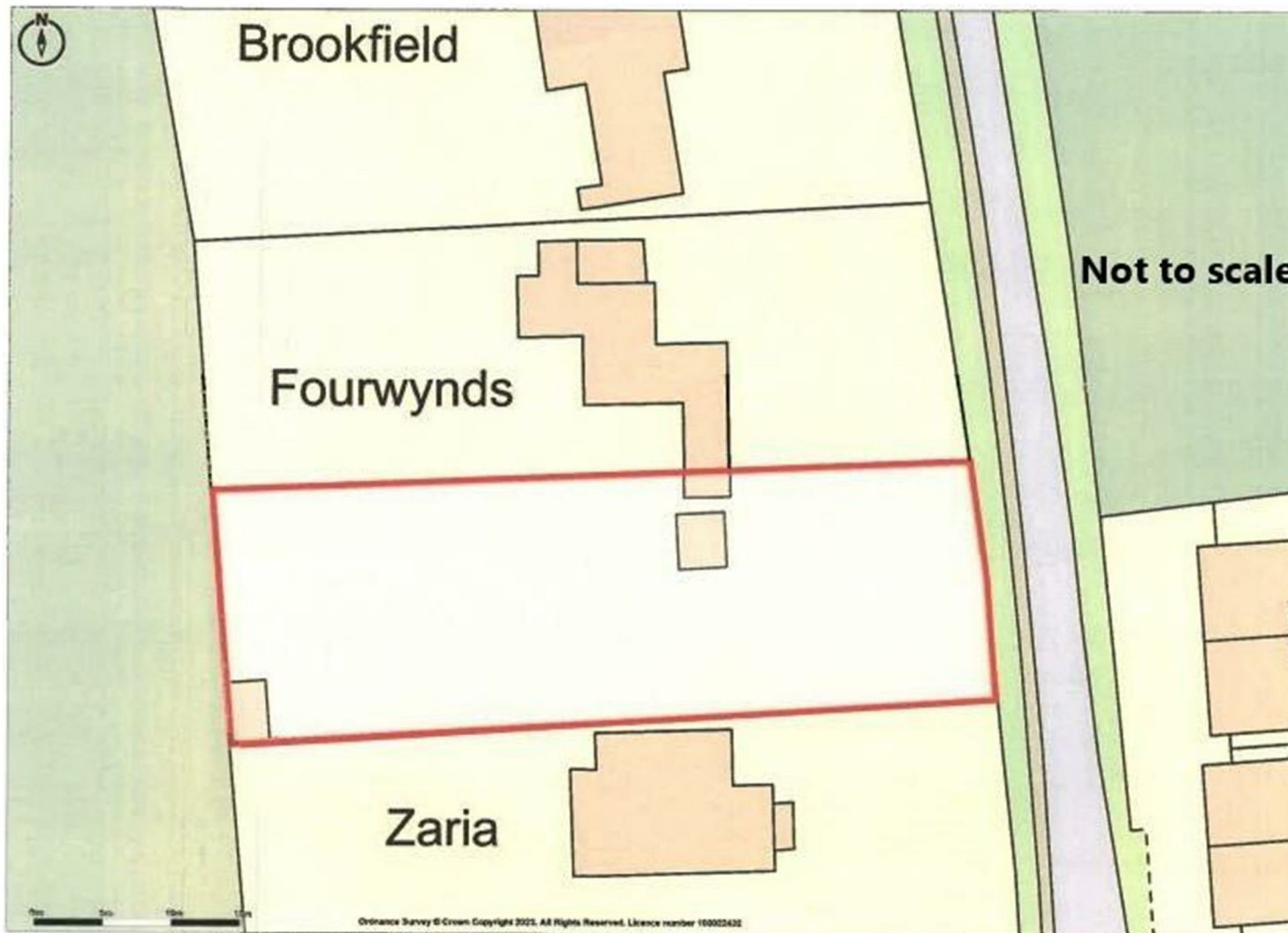
### Method of Sale

Private treaty with the existing outline permission. A sale will not be agreed subject to the buyer obtaining additional planning permission for the property to be built.





## BUILDING PLOT, CASTERTON LANE, TINWELL, STAMFORD, PE9 3UQ



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LANDMARK INFORMATION  
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Plotted Scale - 1:500. Paper Size - A4

**LAND EDGED RED TO BE REMOVED FROM TITLE NO. LT489080**

### Agents notes

The drawings that accompanied the successful application include the part removal of existing outbuildings and the relocation of the oil tank of the existing dwelling house. The vendors have already relocated the oil tank. The removal of part of the existing outbuilding and to make good, will be the buyers responsibility. These works will have to be completed within 4 months of the purchase of the plot. The purchaser will be required to erect a boundary fence between the existing dwelling and the plot. Type of fencing or hedging is to be agreed with the vendor.

The vendors have a signed Deed of Variation in place to the original Covenant placed by the landowner when Fourwinds was originally built. The variation allows for an additional single dwelling house not to exceed 3,000 sqft gross internal area including (if required) a garage on the area edged red on plan appended hereto. A full copy of the Deed of Variation wording is available from Richardson 01780 762433 post@richardsonsurveyors.co.uk. Any proposed plans of the new build property need to be agreed by the agent acting on behalf of the landowner who originally place the Covenant on Fourwinds.

It should be noted that the Deed of Variation of Covenants and associated plan has been lodged with HM Land Registry, however the application is still being processed.

### House type

As the planning permission is outline only, there are no detailed drawings of a proposed property as this will be decided by reserved matters, however the numbered drawing with the granted permission for the access and also the proposed roof plan, illustrate a detached home with detached garaging. Any proposed plans of the new build property need to be agreed by the agent acting on behalf of the landowner who originally place the Covenant on Fourwinds.

### Services

Mains water, electric and sewage are believed to be in the roadway. Buyers will have to make their own enquires to confirm and the cost of connection.

### Communications

According to Openreach: Superfast Fibre is available  
According to Ofcom: Internal Mobile coverage is likely with O2 and limited with EE and Vodafone,

### Viewing

Strictly by appointment with Richardson 01780 762433 or email: 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:

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.

**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

**[www.richardsonsurveyors.co.uk](http://www.richardsonsurveyors.co.uk)**

**01780 762433**