



Building Plot, Main Street

Greatford, Stamford, PE9 4QA

**Price Guide £525,000**

Richardson

## Building Plot, Main Street

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An opportunity to acquire an individual building plot extending to approximately 0.38 acres (outlined in red on the location plan) within an established position in this popular village just 5 1/2 miles to the east of Stamford. Greatford is a small rural village with village hall, Church and The Hare & Hounds public house. Surrounded by open countryside, there is easy access to Stamford, Bourne and Market Deeping where extensive facilities are available as well as highly regarded schooling including Bourne Grammar School. Planning permission has been granted, subject to conditions, for a substantial six bedroomed detached family dwelling with extensive accommodation over two floors extending to approximately 350 sqm (3767 sqft) plus garaging and balconies. There is additional paddock land, (outlined in blue on the location plan) extending to approximately an acre to the rear of the plot which is available by separate negotiation.

### Planning Permission

Permission for Erection of 1 detached two-storey six-bedroomed dwelling subject to conditions was granted by South Kesteven District Council under Planning Application Number: S23/0044 dated 18th October 2023. Full details of the decision, approved drawings and associated documents can be found on the South Kesteven District Council planning portal or at Richardson Surveyors Stamford office. The successful purchaser shall be deemed to have full knowledge of the conditions attached to the Planning Approval.

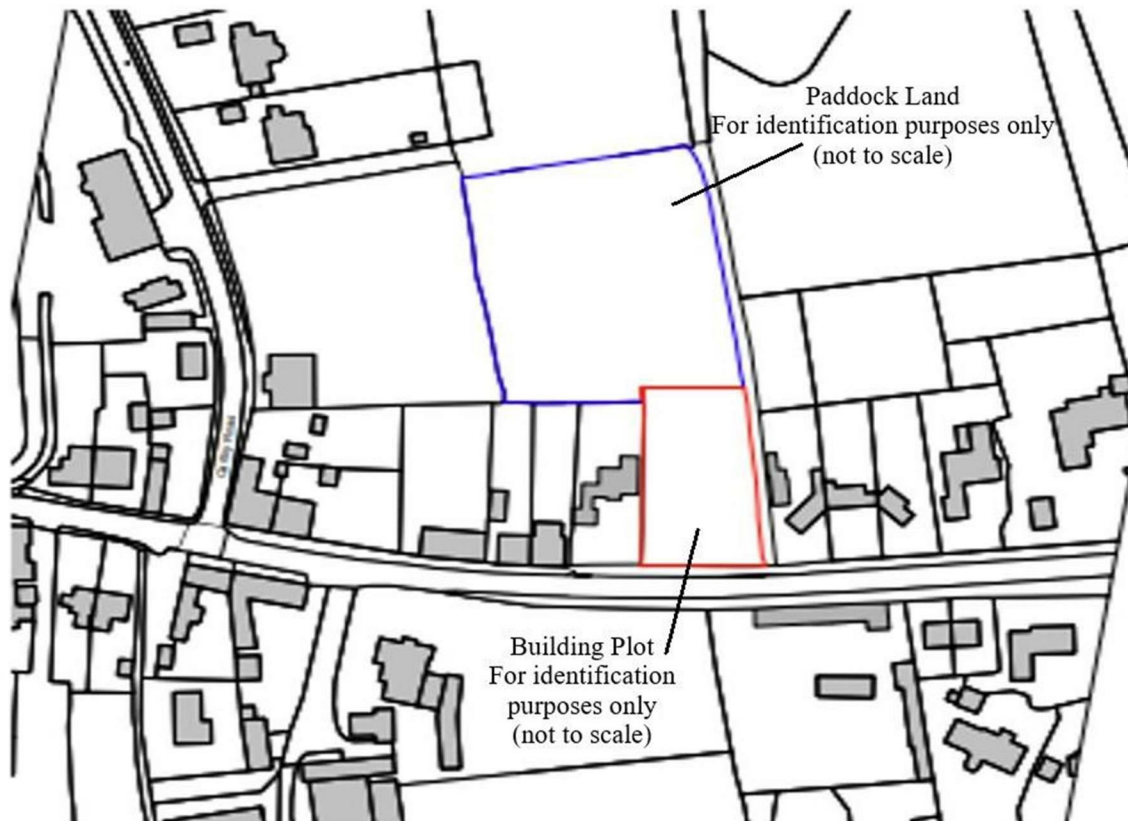




Proposed elevations - South (Front)

Proposed elevations - North (Rear)

## Location Plan



### Approved dwelling

The site has direct access from Main Street, with mature trees to the front and further trees to the eastern boundary giving the site an established mature feel. The approved dwelling is set well back behind the mature trees and is a substantial family home with the proposed accommodation comprising a double height reception hall, with cloaks cupboard and cloakroom. Living room, snug, study, gym with wet room off, kitchen dining room with walk in pantry, utility/boot room and garden room. To the first floor, the master suite has dressing room area, ensuite and terrace. The guest suite has an ensuite and balcony, while the third bedroom also has an ensuite shower room. There are 3 further double bedrooms and a large family bathroom. All the bedrooms are shown to have wardrobes. In all, the property extends to 350 sqm (3767 sqft) with the terrace and balcony extending to 30 sqm (322 sqft). There is also extensive parking area and double garage 35 sqm (376 sqft)

### Restrictive Covenant

The site will be limited to one dwelling.

### Services

We understand that mains water is connected to the site, however interested parties should make their own enquiries as to the availability of other services and any related costs for connection.

### Method of sale

Freehold by private treaty with the existing approved planning.

### Additional Paddock Land

The paddock land to the rear of the property shown as blue outline on the location plan extends to approximately 1 acre is available by separate negotiation. The paddock has its own vehicular access from Main Street to the edge of the plot as shown on the site plan and is available with or without restrictive covenant. Further details from Richardson.

### Communications

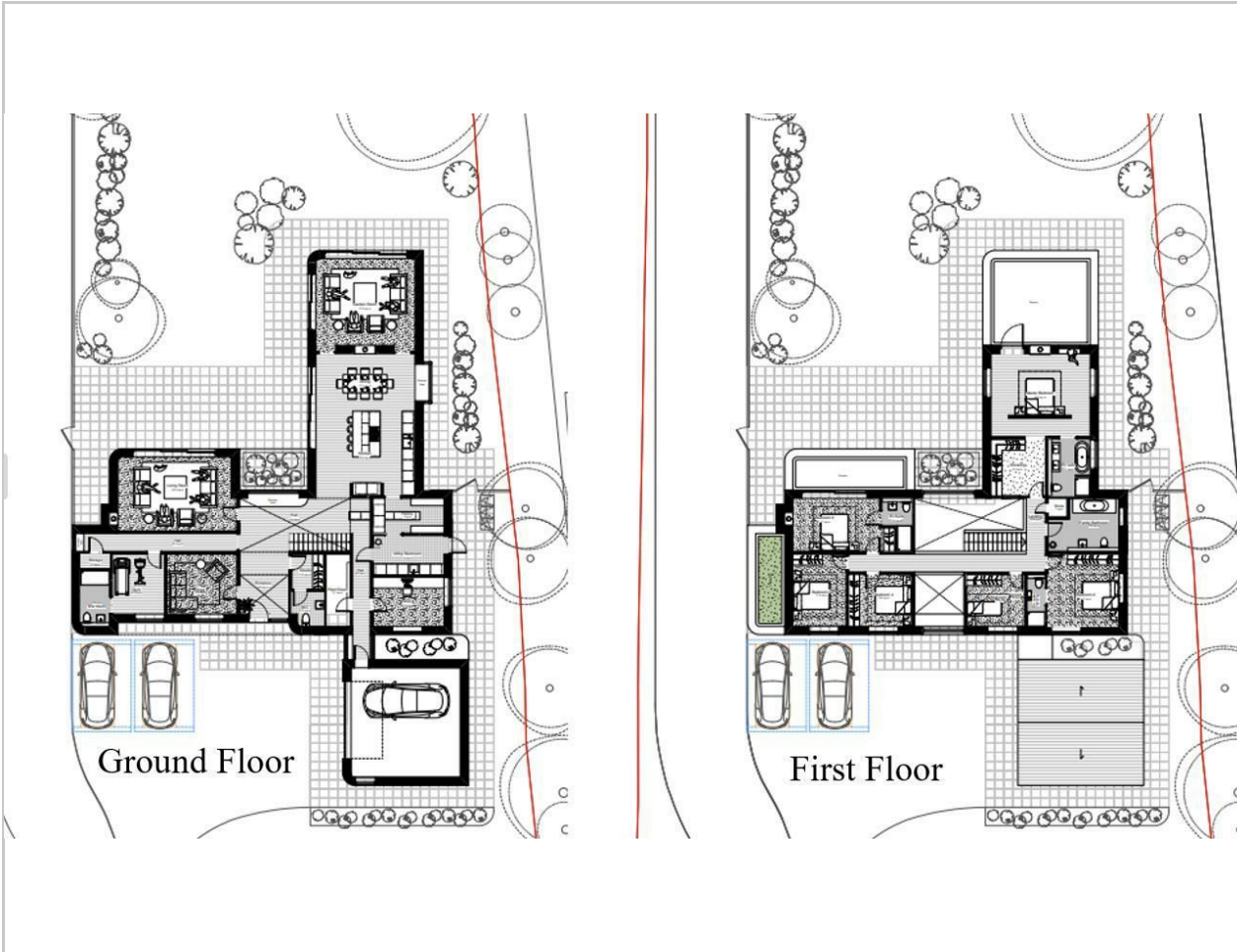
According to Ofcom: Superfast broadband is available in Main Street.

According to Ofcom: Mobile Coverage outdoor is likely with EE, Vodafone, O2 and Three.

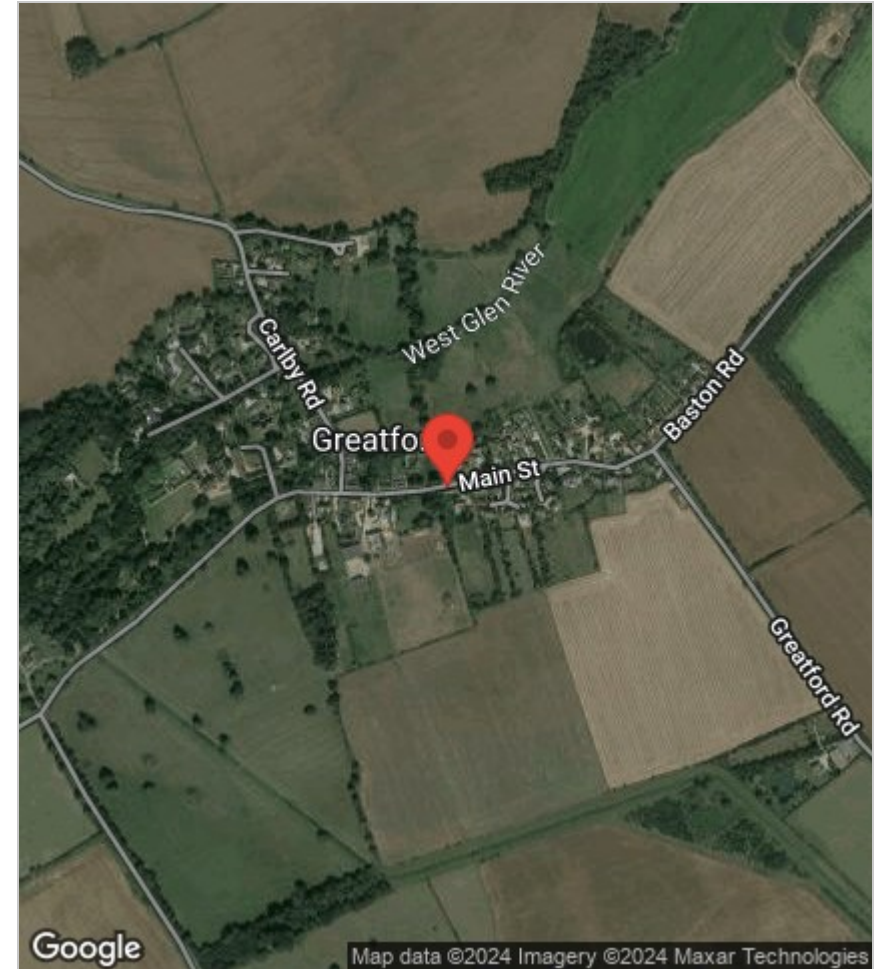
### Viewings

By telephone appointment with Richardson 01780 762433  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)

## Floor Plan



## 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**