



***Building Plot, Sandy Bank Road,
New York, LN4 4YE
Offers in the Region of £150,000 Invited***



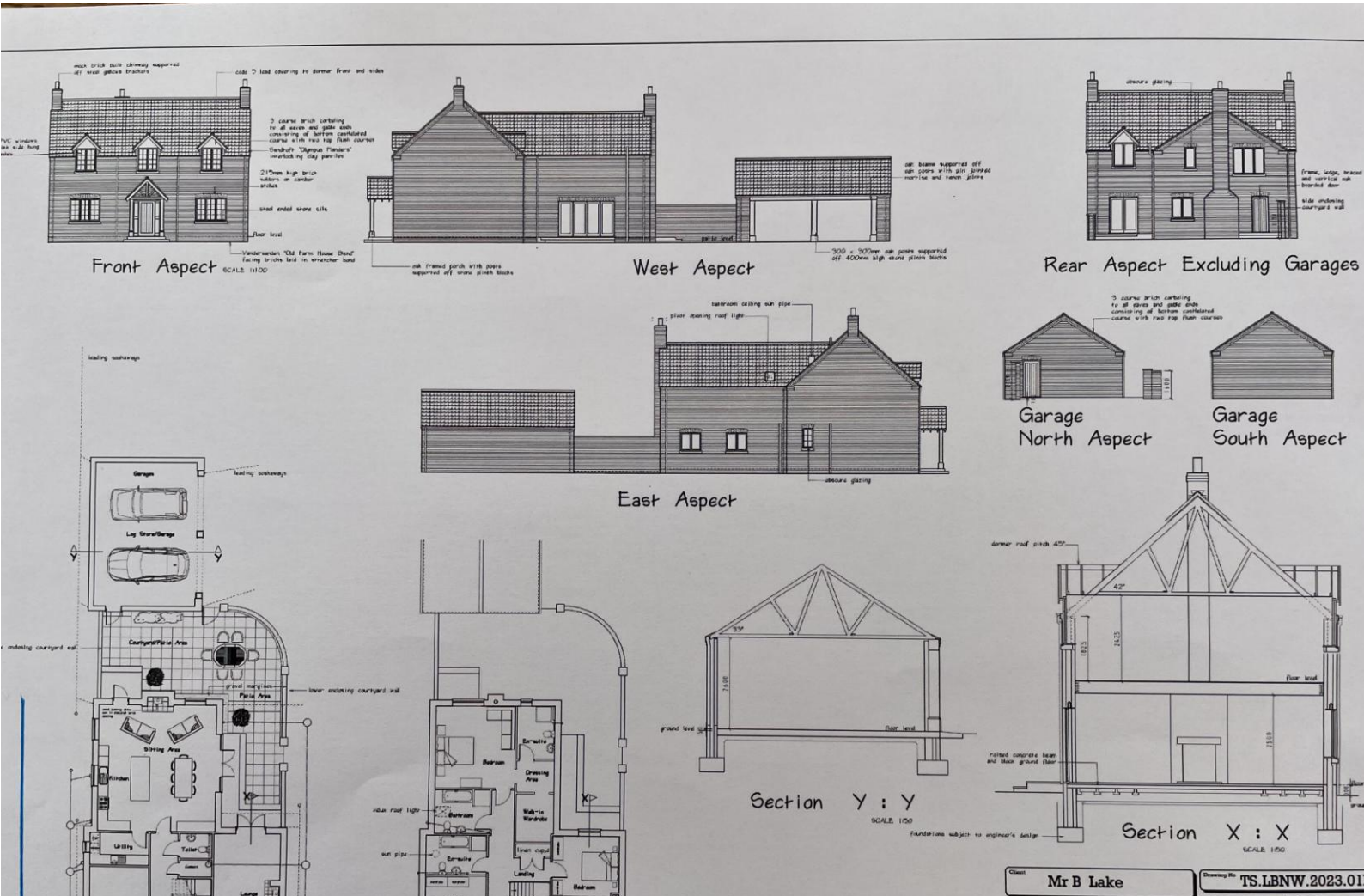
- Large Single Building Plot
- Permission Granted for a 2 Storey Dwelling
- Granted by ELDC on 1st November 2023
 - Application No. S/207/01041/23
- VIEWING BY APPOINTMENT ONLY PLEASE

BUILDING PLOT

Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

www.waltersstateagents.co.uk

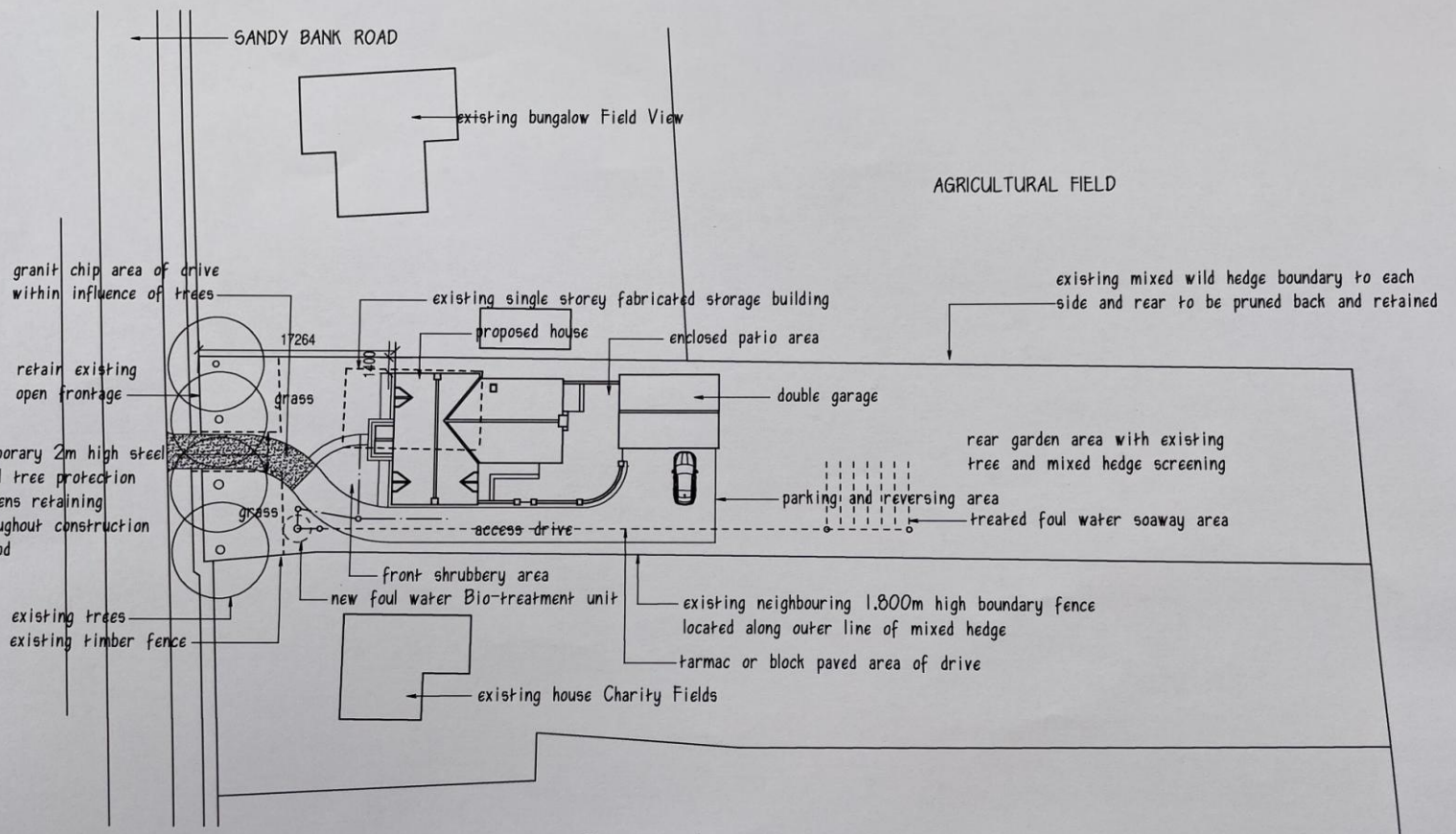




Situated in this small rural hamlet, convenient for RAF Coningsby, the historic village of Tattershall and within easy driving distance of the market towns of both Horncastle and Boston.

Walters offer to the market this single Building Plot, having planning permission granted by ELDC on 1st November 2023 for an erection of a two storey dwelling and detached garage.

FULL PLANNING DETAILS available online through the ELDC Planning Department website, application No. S/207/01041/23



Site Layout Plan SCALE 1:500

Drawing No.LBNW.2023.02R





MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.