



Development Site for 2 Superior Dwellings, Horncastle

£400,000



Willsons
SINCE 1842

Development Site for 2 Superior Dwellings, Horncastle Road, Roughton Moor, Woodhall Spa,

"AGENT'S COMMENTS"

This is a rare opportunity to purchase a development site extending to 0.56 of an acre (approx.) with the benefit of Full Planning Permission to build two generous individual properties in an ideal location being approximately 1 mile from the centre of Woodhall Spa

Plot 1 – Detached Dormer 3 Bedroom Property with Attached Double Garage

Plot 2 – Detached 3 Bedroom Bungalow with Detached Double Garage

Woodhall Spa is a beautiful inland resort with an Edwardian character, set amidst magnificent pine woods. Regarded as one of Lincolnshire's most attractive villages, Woodhall Spa is famous for its peaceful and relaxing atmosphere, and with many fine hotels and guest houses it is the perfect location for a short break or holiday. The village has a variety of attractions including two top class golf courses, the unique 'Kinema in the Woods', Cottage Museum, Jubilee Park outdoor heated swimming pool and several aviation heritage sites associated with 617 Squadron (the Dambusters).

(From Woodhall Spa Community Website)



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LOCATION

The site is situated on the eastern side of the village of Woodhall Spa (within the Parish of Roughton Moor) off Horncastle Road. The location should be identified by a "For Sale" board at the entrance to proposed roadway down to the development site.

What3words: alpha.surprise.warmers

TENURE & POSSESSION

The Freehold interest in the property is being offered for sale with full vacant possession upon completion.

BOUNDARIES

The majority of the boundaries are demarcated by fences, hedges or are pegged out on site. The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

PLANNING

Full planning permission has been granted by East Lindsey District Council for "erection of 1no. dormer bungalow and 1no. bungalow with garages and construction of a vehicular access". The Planning Application Number is S/141/01206/22, dated 27th January 2023

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

SITE DIMENSIONS (approximate)

Developable Area:

Width 30m (average). Length 72m (average). Area 0.56 of an acre (approximately).

Access Road Area:

Width 5m widening to 7.5m (average). Length 60m (average).

ACCESS ROAD

The developer will be required to construct the access road leading to the site, which will also be used by the vendors to gain access to the rear of their existing property (please see restrictions, easements, wayleaves & rights of way).

Please contact Willsons for copies of detailed drawings of the access etc. as prepared by Hydrock consultants Ltd.

HM LAND REGISTRY

The development site is not currently registered by HM Land Registry.

SERVICES

The vendor has made preliminary enquiries to confirm that there is adequate capacity in the local electricity and clean water networks to support the development. The vendor has also established an agreement in principal for a foul water connection to the Anglian Water sewer main. The vendor can provide further details for information purposes however the purchaser shall be responsible for making their own enquires as to the availability of services.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The access road area is being sold subject to a Right of Way over the vehicular access in favour of the vendor, allowing them access to the rear of their property which can be used at all times and for all purposes. The site is crossed by an 2 underground pipes in favour Anglian Water, believed to be foul sewer as shown on some of the architect plans. The vendor will retain a 1m strip of land on the north eastern boundary due to possibility of future development.

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, and whether or not mentioned in these particulars of sale.

VIEWING

Viewing is by appointment only due to there being no direct access point currently, therefore please contact the Skegness Office to arrange an appointment and a set of these particulars should be to hand when viewing. Anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LOCAL AUTHORITIES

Lincolnshire County Council

Newlands, Lincoln LN1 1YW. Tel: 01522 552222.

East Lindsey District Council

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.

Tel: 01507 601111

Anglian Water Western Power

Tel: 0345 791 9155 Tel: 0800 096 3080

ACCOMMODATION

DORMER PROPERTY:

Ground Floor: - Entrance Hall, Study, Kitchen/dining, Sun Room, Utility, Wet Room, WC, Lounge, Master Bedroom with ensuite.

First Floor: - Landing, Bedroom, Bedroom, Bathroom

GARAGE:

Integrated garage.

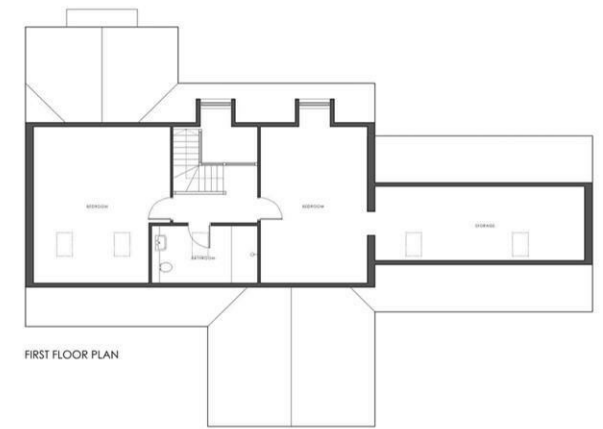
ACCOMMODATION

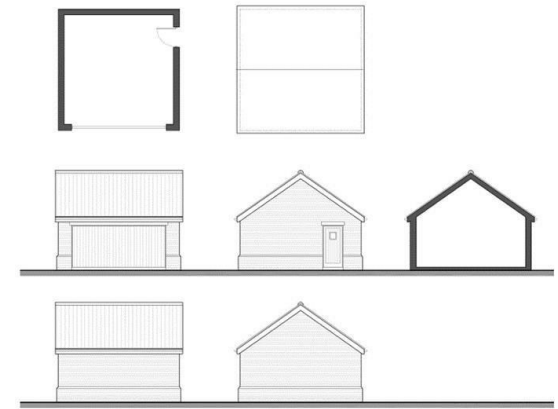
BUNGALOW:

Ground Floor - Entrance Hall, Kitchen/dining, Lounge, Bedroom with ensuite, Bathroom, Bedroom, Bedroom, Utility, WC.

GARAGE:

Detached garage





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

