



Superior Development Plot (Plot 1), Home Farm
Goose Lane, Raithby, Lincolnshire PE23 4DS

Development plot set in 8 acres with
full planning permission for a
3 bedroom superior dwelling in
the village of Raithby

“AGENT’S COMMENTS”

This is a rare and exciting opportunity to purchase a development plot with full planning permission granted for a superior 3 bedroom individual designed dwelling to be set in 8 acres (approx.). The plot is in the quiet picturesque village of Raithby, boasting extensive views set on the edge of The Lincolnshire Wolds (AONB) just 2 miles from the market town of Spilsby. Raithby is a semi-rural village with good connections for local amenities, schools and transport to Lincoln and Skegness. The village is also served by a quaint local pub and the church remains active.

The property is being offered for sale by Private Treaty

Guide Price: £395,000

FURTHER DETAILS FROM THE AGENTS

16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG

Tel: 01754 896100

Email: skegnesssales@willsons-property.co.uk



Willsons
— SINCE 1842 —

SITUATION AND ACCESS

The plot is situated in the village of Raithby (Raithby-by-Spilsby) off Goose Lane, being a no through road.

The plot is clearly marked with a 'verge' board, positioned at the end of Goose Lane, which should aid with identification.

What3words: ///evenly.hologram.lifeguard

PLANNING PERMISSION

Full planning permission has been granted for – *“Erection of 2 no. detached dwellings and a detached garage including alterations to existing vehicular access, existing buildings on site to be demolished”*. The planning application reference number is N/137/02220/23, with the decision notice dated 28th June 2024.

The vendors have undertaken a Contamination Risk Assessment on the plot which is available on request.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

The application and plans have been produced by Ricky Newton of Lincs Design Consultancy.

T : 01507 611155 M : 07920 265505 W : www.lincsdesignconsultancy.co.uk
Louth : 12 Vickers Lane | Louth | Lincolnshire | LN11 9PJ



SITE & PLOT DIMENSIONS (approximate)

External dimensions of the dwelling including the canopy 208.3 m² (2241 ft²).

Plot dimensions – Width 52m x Depth 28m to 47m

The land to the north totals an area of approximately 8 acres.

BOUNDARIES

The boundaries are visible when onsite. The vendor is not aware of any boundary issues and to the best of their knowledge will specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The vendor will ensure a covenant is added to both plots stating that neither party shall be allowed to obstruct any views on their mutual fence line. We have not been made aware of any other rights which affect the land.

All the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

TENURE & POSSESSION

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

SERVICES

We understand that the mains water connection is available at the end of Goose Lane adjacent to the plot.

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and although believed to be correct are for guidance and identification purposes only.

VIEWING

We ask all interested parties to contact our Skegness office to register their interest before viewing the property and we ask that all viewings are made at a reasonable time of day during daylight hours and that you have a set of particulars to hand.

We reiterate that when on site, all parties are responsible for their own safety and view entirely at their own risk and neither the vendor nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the property. Please pay respect to any residents currently residing in the existing dwellings.

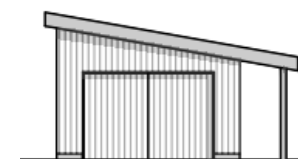
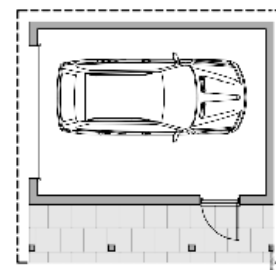
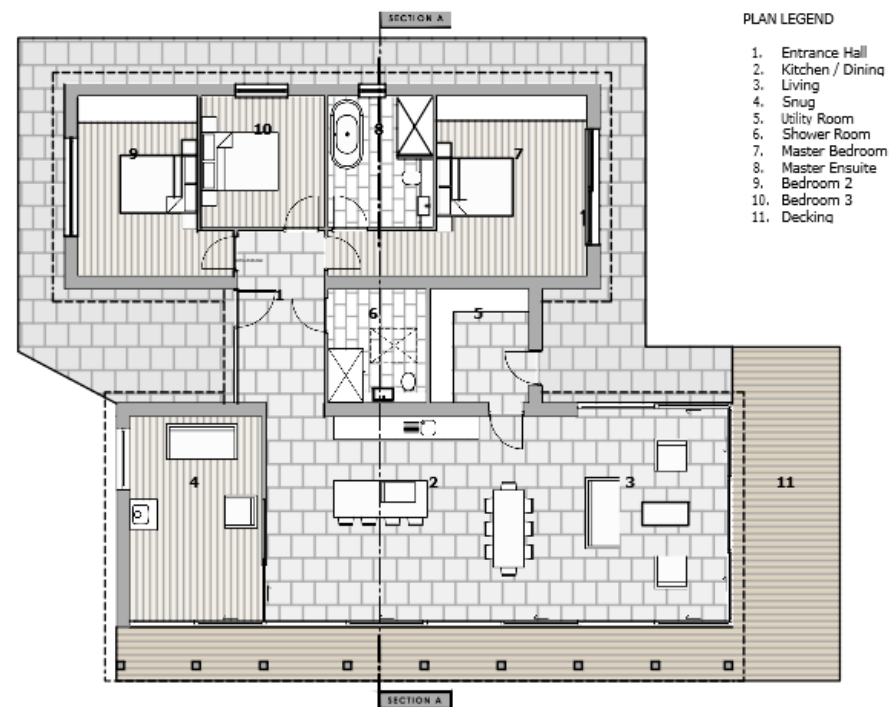
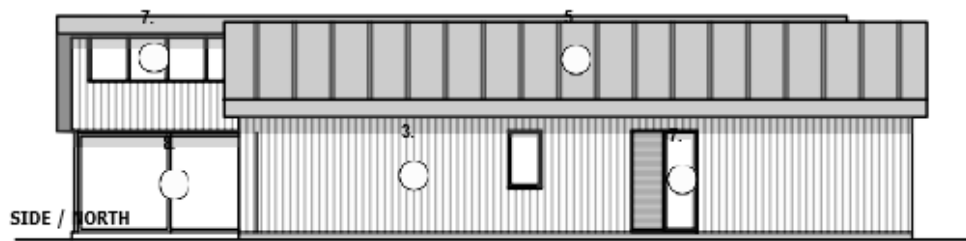
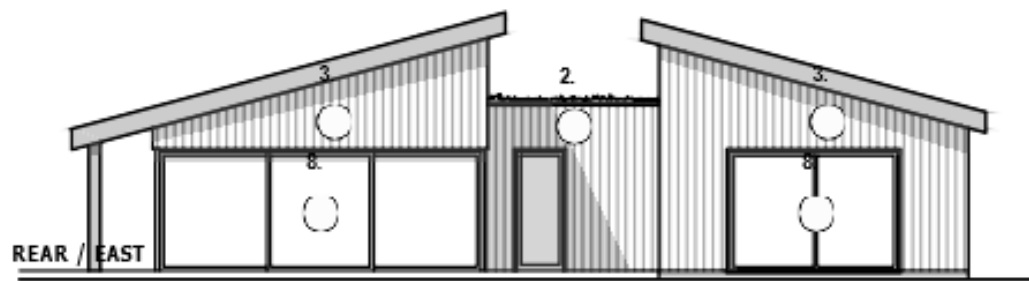
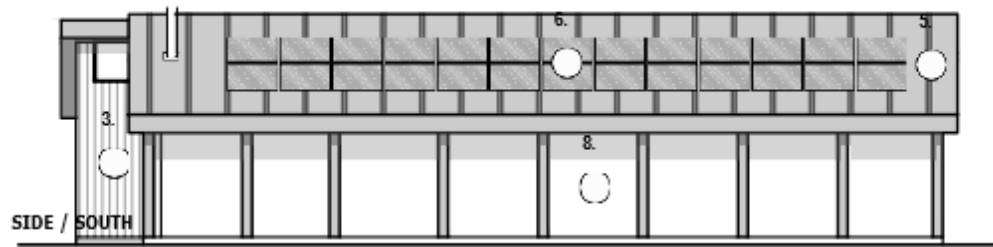
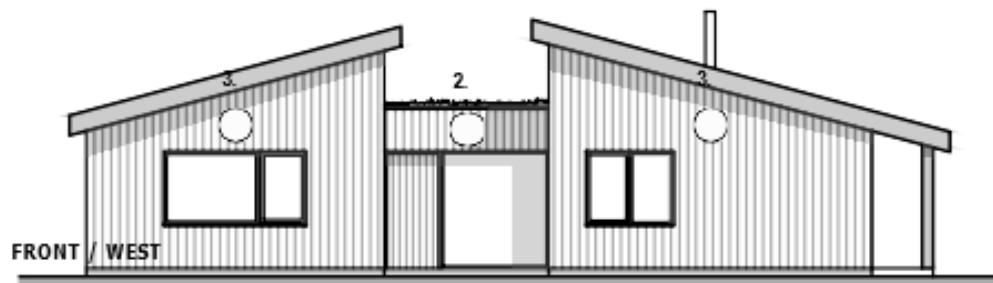
ANTI MONEY LAUNDERING

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.

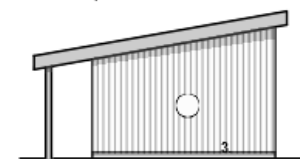
LOCAL AUTHORITIES

Lincolnshire County Council
East Lindsey District Council
Anglian Water
Environment Agency
Western Power

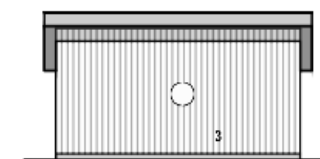
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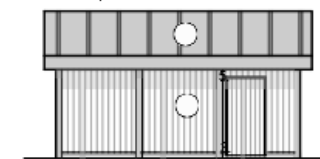
FRONT / WEST



REAR / EAST



SIDE / NORTH



SIDE / SOUTH

Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **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.

