



Residential Development Land, Skegness Road,
Hogsthorpe, Skegness, Lincolnshire, PE24 5NR



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Will Barker & Co

12 The Point, Sleaford

NG34 8GG

01529 414555

info@willbarker.co.uk

www.willbarker.co.uk

- 9 x Detached Building Plots
- 0.44ha (1.10 acres) or thereabouts

- Low density with Gated Entrance
- Access onto the A52
- Edge of village location

- 1,075m² (11,567 sqft) Total Dwellings GIA.
- Full Planning Permission Granted.
- Reserved Matters Approved – Shovel Ready.

£550,000

The opportunity to acquire a spacious residential development for 9 x new build, detached market houses (no affordable units) on the edge of the village of Hogsthorpe. Base coat of Tarmac is laid, the road now only requires finishing layer and services are installed.

The development site extends to 0.44ha (1.10 ac) and has been granted full planning permission for 10 x dwellings with reserved matters approved.

Situation & Location

The site is located directly off Skegness Road (A52) on the outskirts of the small village of Hogsthorpe. The development site is approximately 1.7 miles west of the village of Chapel St Leonards, 6.4 miles north of the popular seaside town of Skegness and 7.4 miles Southeast of the market town of Alford.

Hogsthorpe is a popular village with a school, Post Office, village shop and two public houses. Alford and Skegness both have a wide range of local facilities including schooling, health care providers, food and retail shops, eateries and leisure amenities.

Services:

Single and 3 phase supplies are laid on to each plot.

Water - Connected to each plot with a 32mm pipe.

Drainage – The Surface water drainage is installed with a manhole on each plot, leading to the main system.

Foul - Each plot will need its own bio plant.

Fibre - Cable ducts are laid on to each plot.



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Reserved Matters and Full Planning Permission

Planning permission was granted on the site in September 2015 for the erection of 10 residential dwellings, under reference N/084/00876/15.

<https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= EASTL DCAPR 118140>

The vendor is retaining plot 5, it is therefore being excluded from the sale of the site.

The following further applications and condition discharges have also been completed.

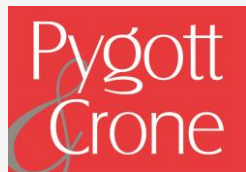
Reference	Proposal	Related Plots	Decision Date
N/084/00625/16	Application to remove condition no. 12 (affordable housing)	All	26/05/2016
N/084/00100/17	Detailed Particulars relating to the layout of roads and boundaries of the plots	All	28/04/2017
N/084/00242/17	Application to vary condition no. 1. (standard time condition), and 2. (Appearance, landscaping, layout and scale condition)	All	27/04/2017
N/084/00438/19	Detailed Particulars relating to the erection of 2 no. pairs of semidetached houses one pair each with a detached garage, 1no. detached house with an integral garage, 5no. detached houses each with a detached garage	All	15/07/2019
N/084/00126/23	Planning Permission - Erection of 4no. dwellings.	1, 2, 7 & 8	11/04/2023
N/084/01388/23	Nonmaterial amendment to that previously approved under Planning Permission ref no. N/084/00126/23	1, 2, 7 & 8	02/08/2023
N/084/01389/23	Nonmaterial amendment to that previously approved under Planning Permission ref no. N/084/00242/17	All	05/08/2023
N/084/02040/23	Section 73 application to vary condition no. 2 (approved plans) as previously imposed on planning permission reference N/084/00126/23 for the erection of 4no. dwellings	1, 2, 7 & 8	11/03/2024
N/084/02204/23	Section 73 application to vary condition no. 1 (approved plans) as imposed on reserved matters approval N/084/00438/19 for the erection of 10 no. houses.	All	12/03/2024

Entrance Roadway

The vendor has laid the base tarmac coat to the private drive from the Skegness Road (A52), this is to an adoptable standard with kerbs and drainage also being installed. As a private road there are no Bonds to lodge with the County Council's Highways department. The roadway will not be adopted by the Highways agency and will remain a private road. The vendor will maintain an unencumbered right of way over the roadway for all purposes and at all times access to his retained dwelling and plot 5.

Ransom Strip

The vendor will retain a 1m ransom strip along the northern boundary.



Plot Nos.	N° Bedrooms	Gross Internal Floor Area		
		Dwelling GIA	Garage	
1	3	105m ²	None	
2	3	105m ²	None	
3	4	124m ²	Attached Single	17m ²
4	4	198m ²	Semi-detached Single	
6	4	142m ²	Semi-detached Single	
7	3	80m ²	Attached Single	17m ²
8	3	80m ²	Attached Single	17m ²
9	3	115m ²	Detached Single	
10	3	126m ²	Detached Single	



Method of sale

The freehold title to the land is being offered for sale by private treaty. Depending on levels of interest, the vendors and their agent reserve the right to invite best and final offers.

Wayleave, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to are not in these particulars.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendor nor their agents will be responsible for finding the boundaries for the ownership thereof.

Plans & Areas

The areas and plans attached to these particulars have been provided in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Local Authority

East Lindsey District Council

Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP

www.e-lindsey.gov.uk/

Viewing

Viewing is by appointment only.

Contact: William Barker

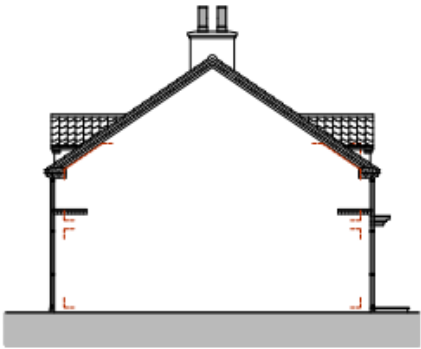
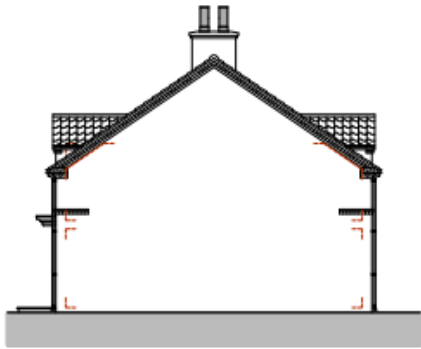
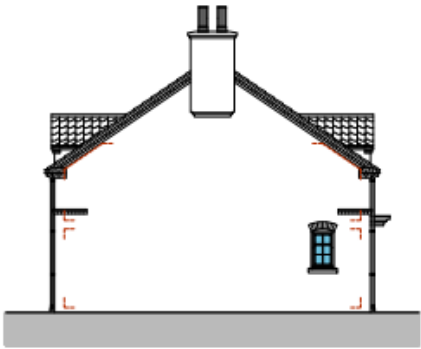
Tel: 01529 414 555

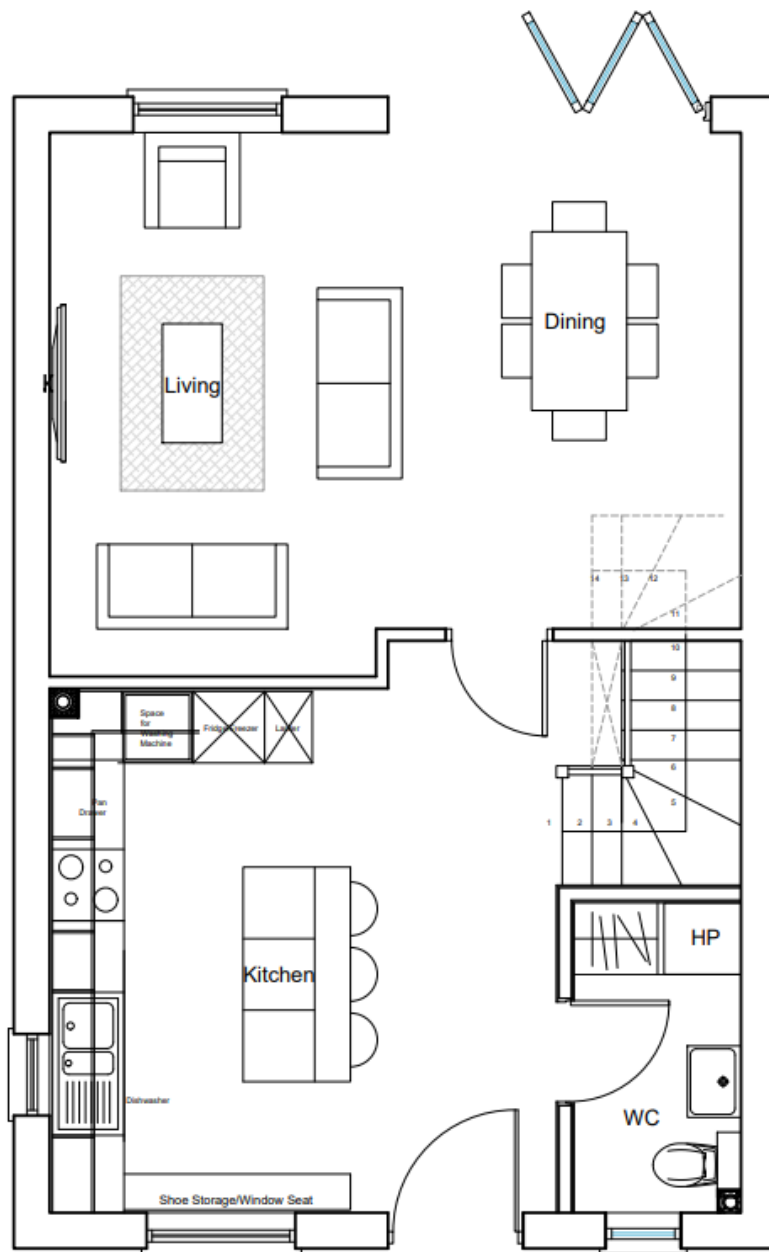
Email: info@willbarker.co.uk

We ask you to be as vigilant as possible when making an inspection for your own safety. Those wishing to view the property do so at their own risk.

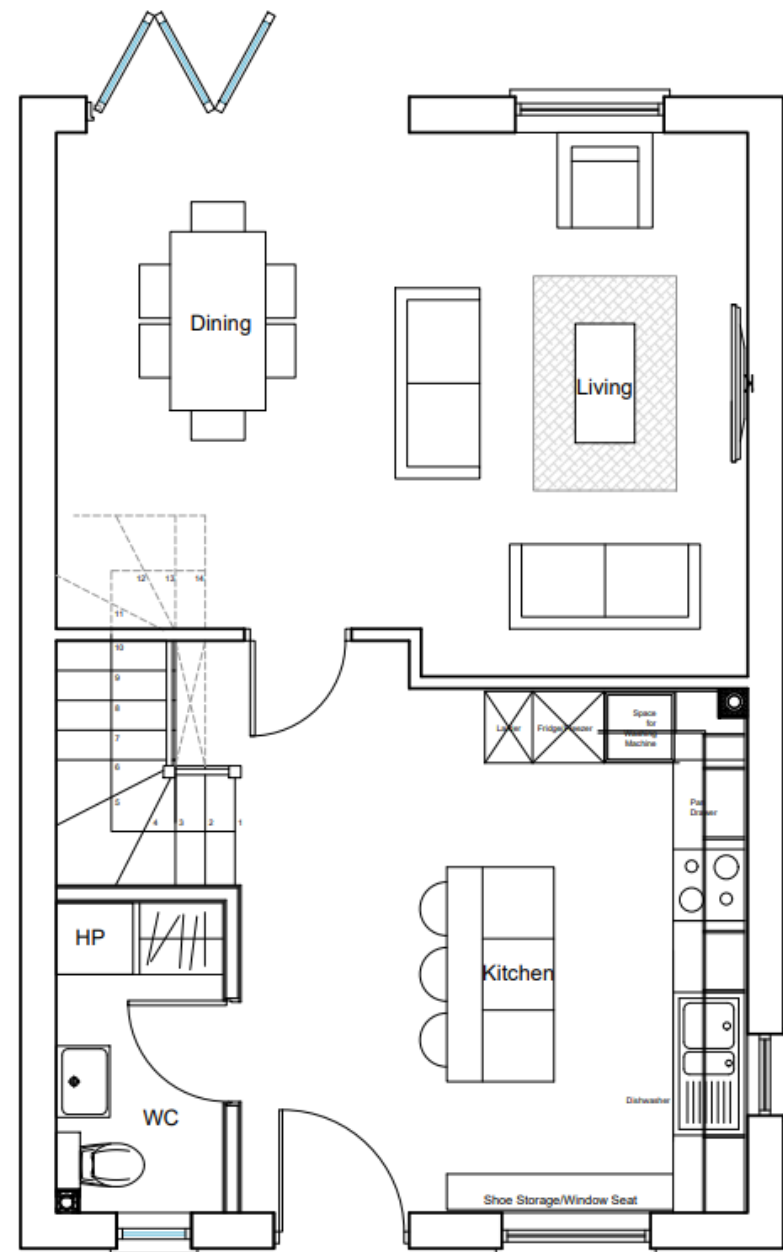


Plots 1 & 2

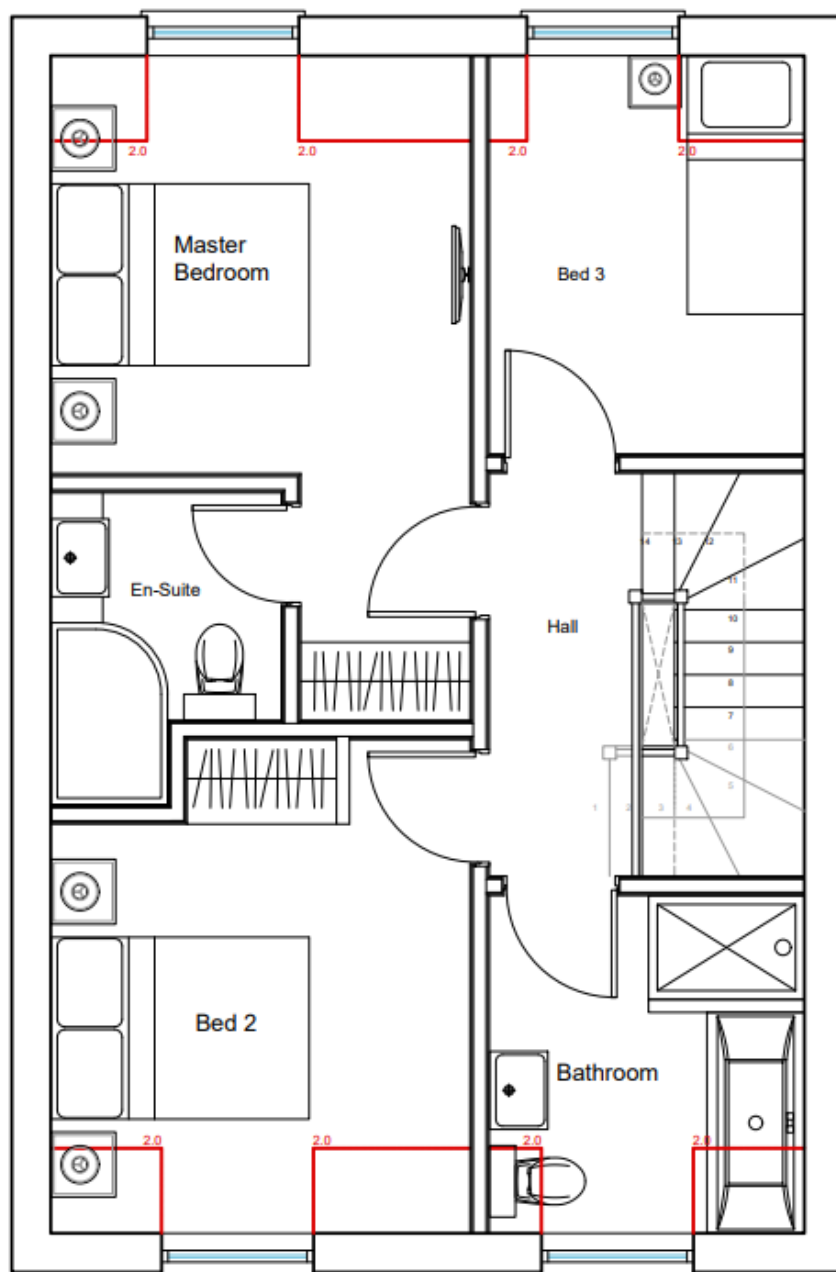




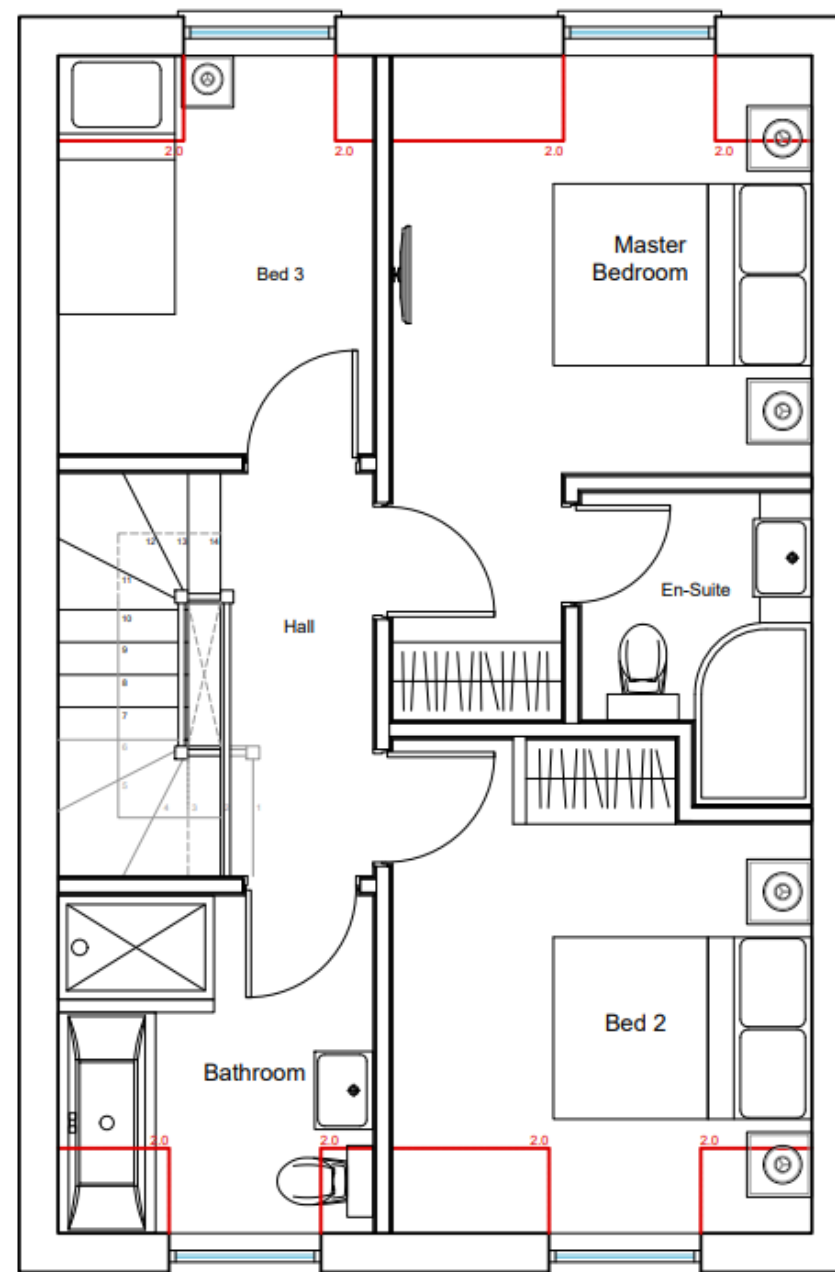
Plot 1 Ground Floor



Plot 2 Ground Floor

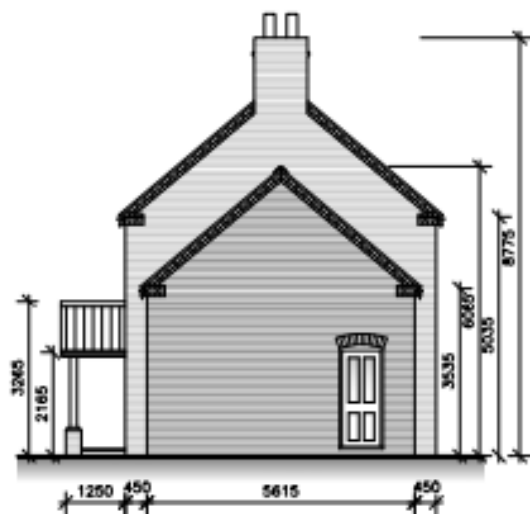
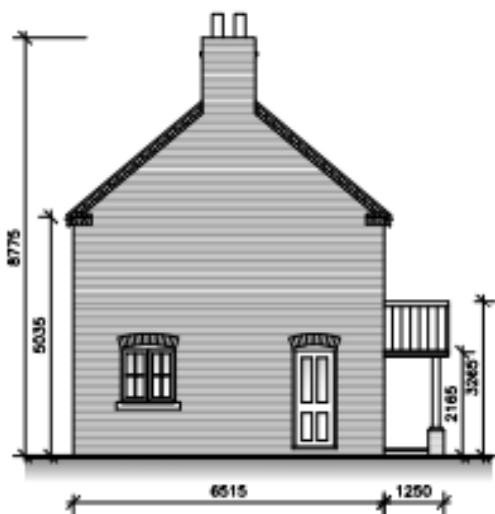


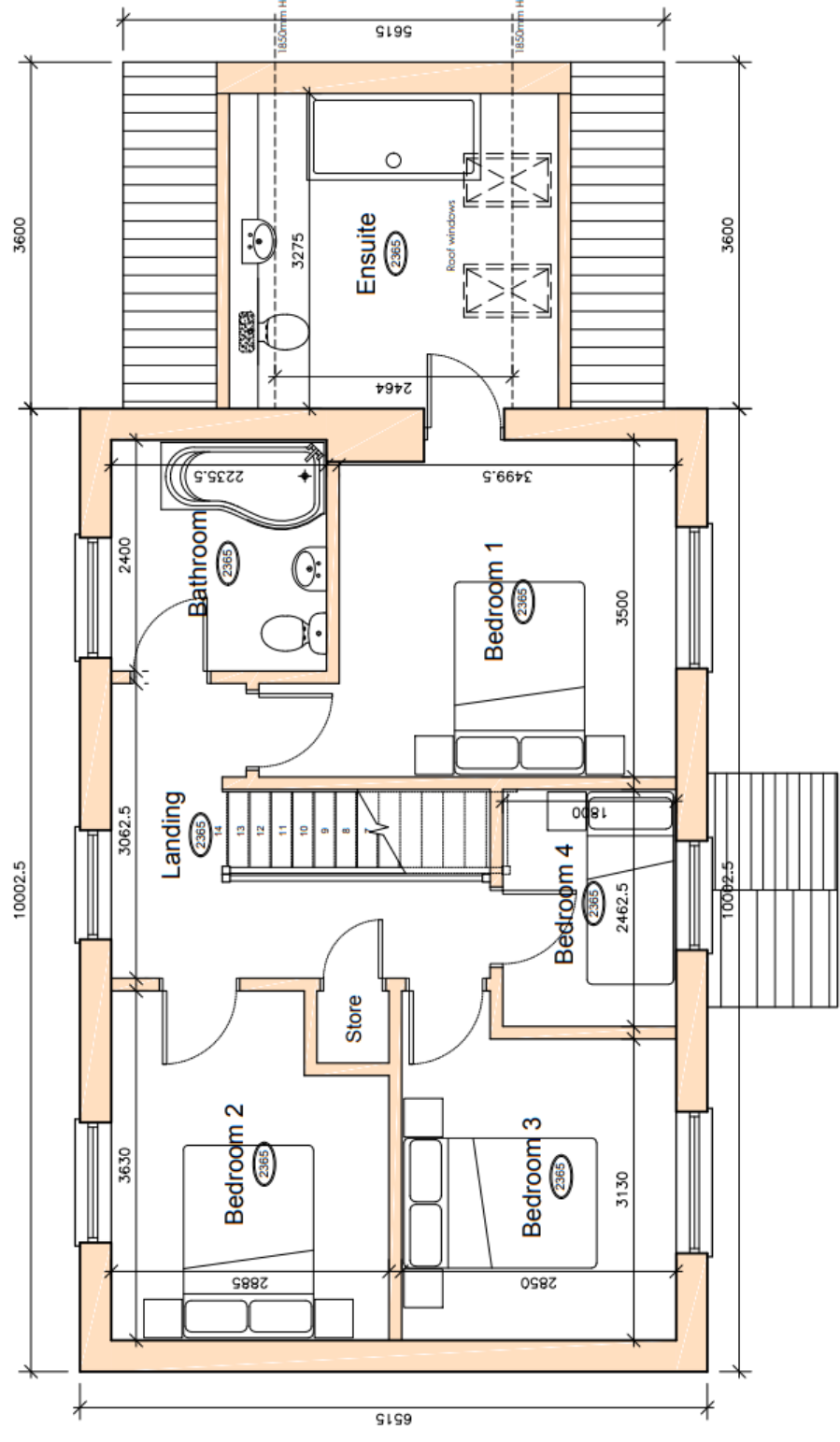
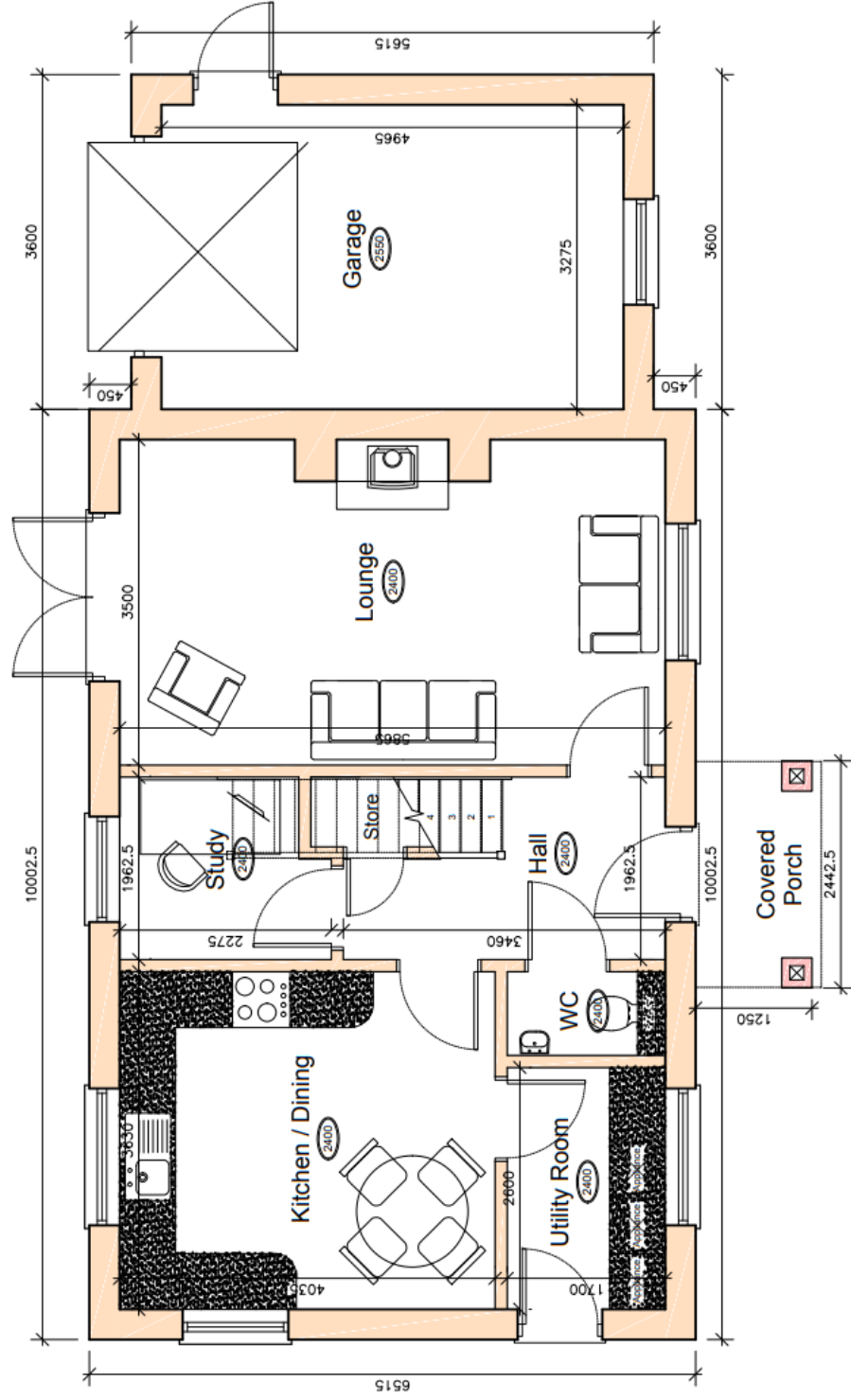
Plot 1 First Floor



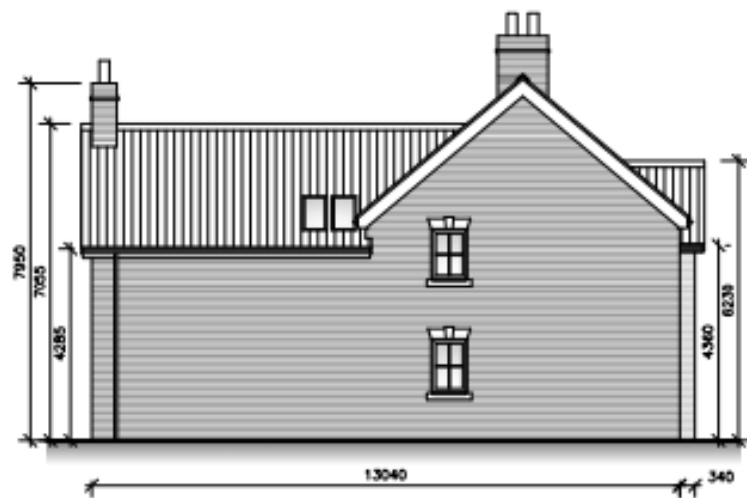
Plot 2 First Floor

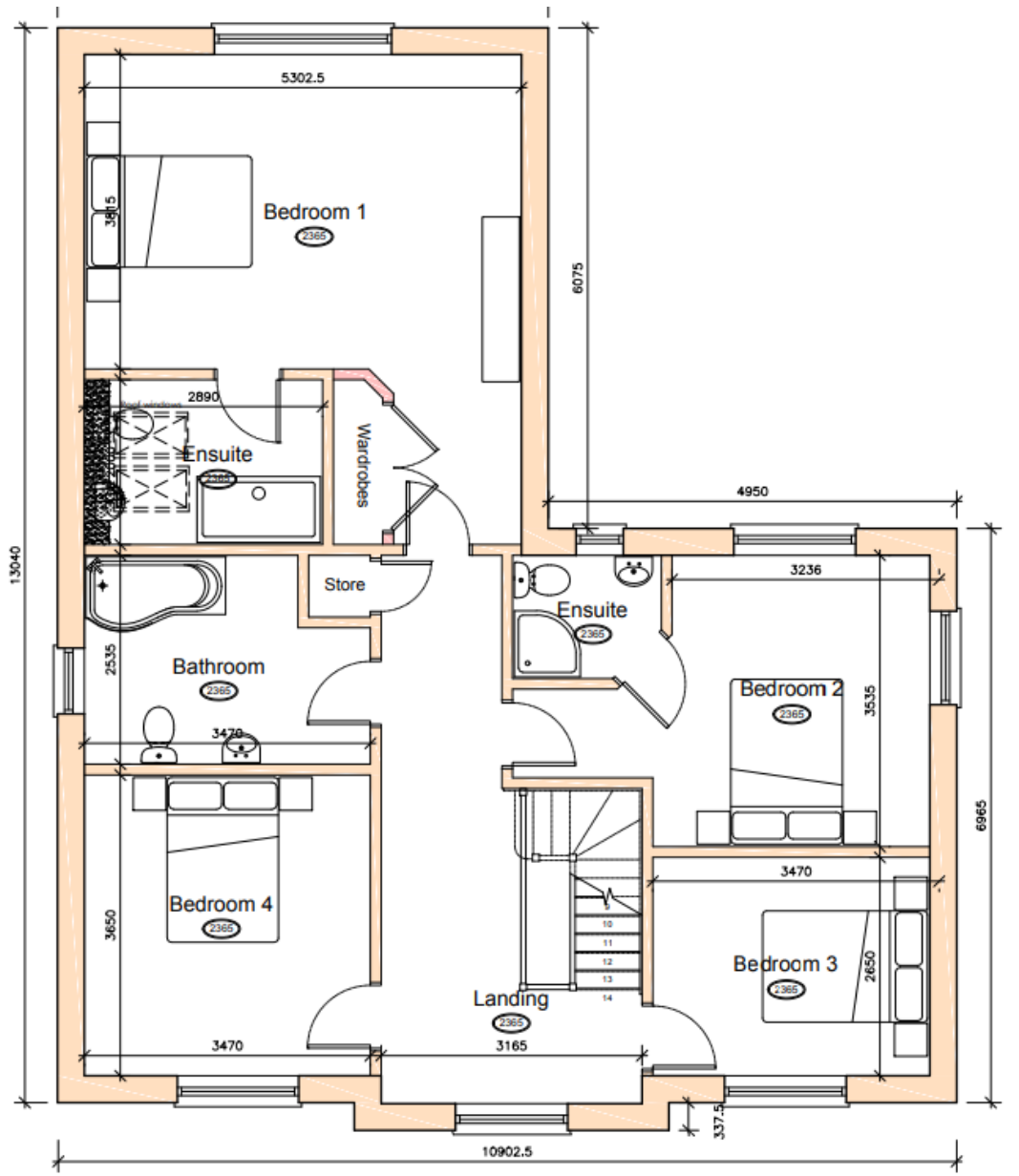
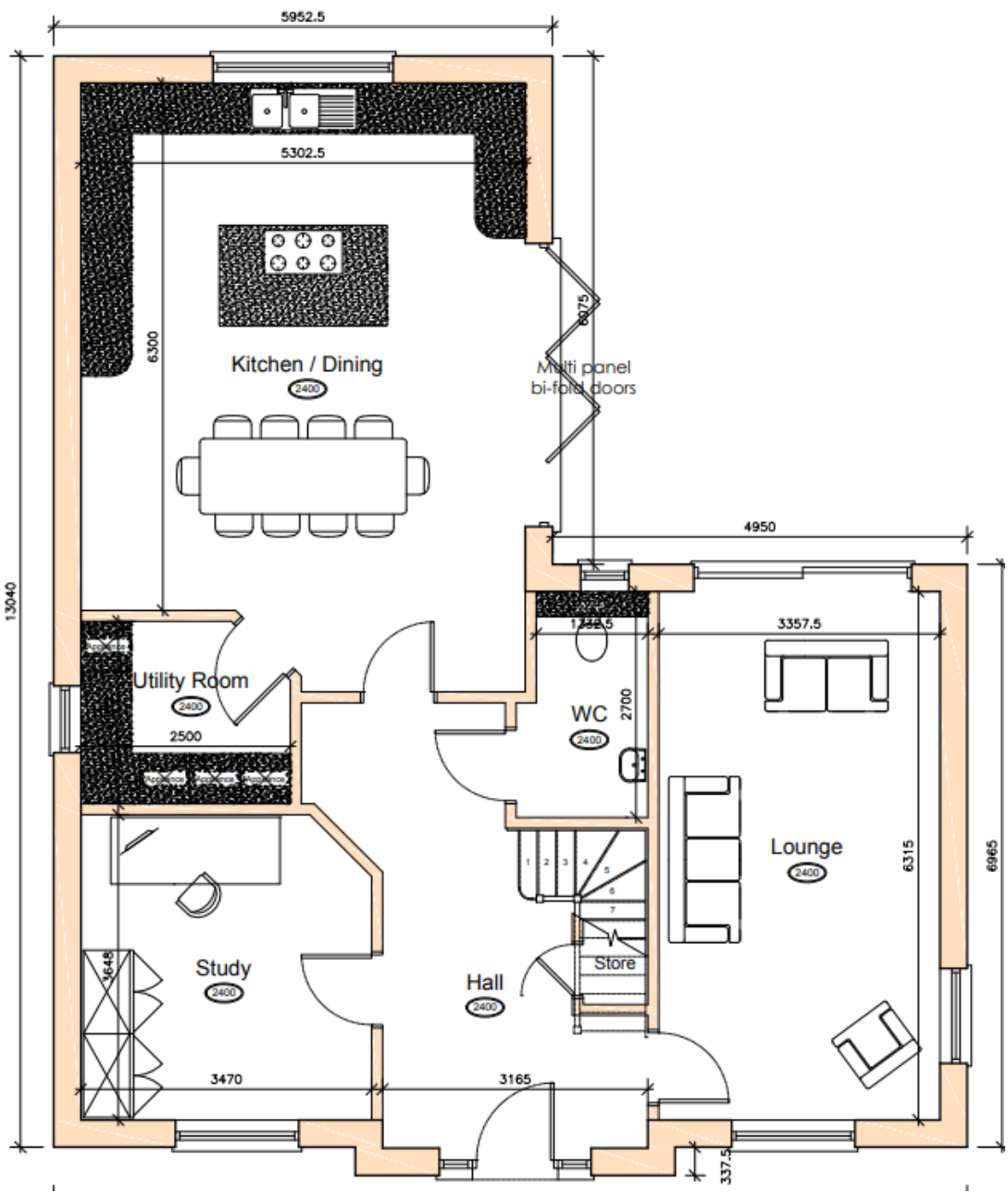
Plot 3





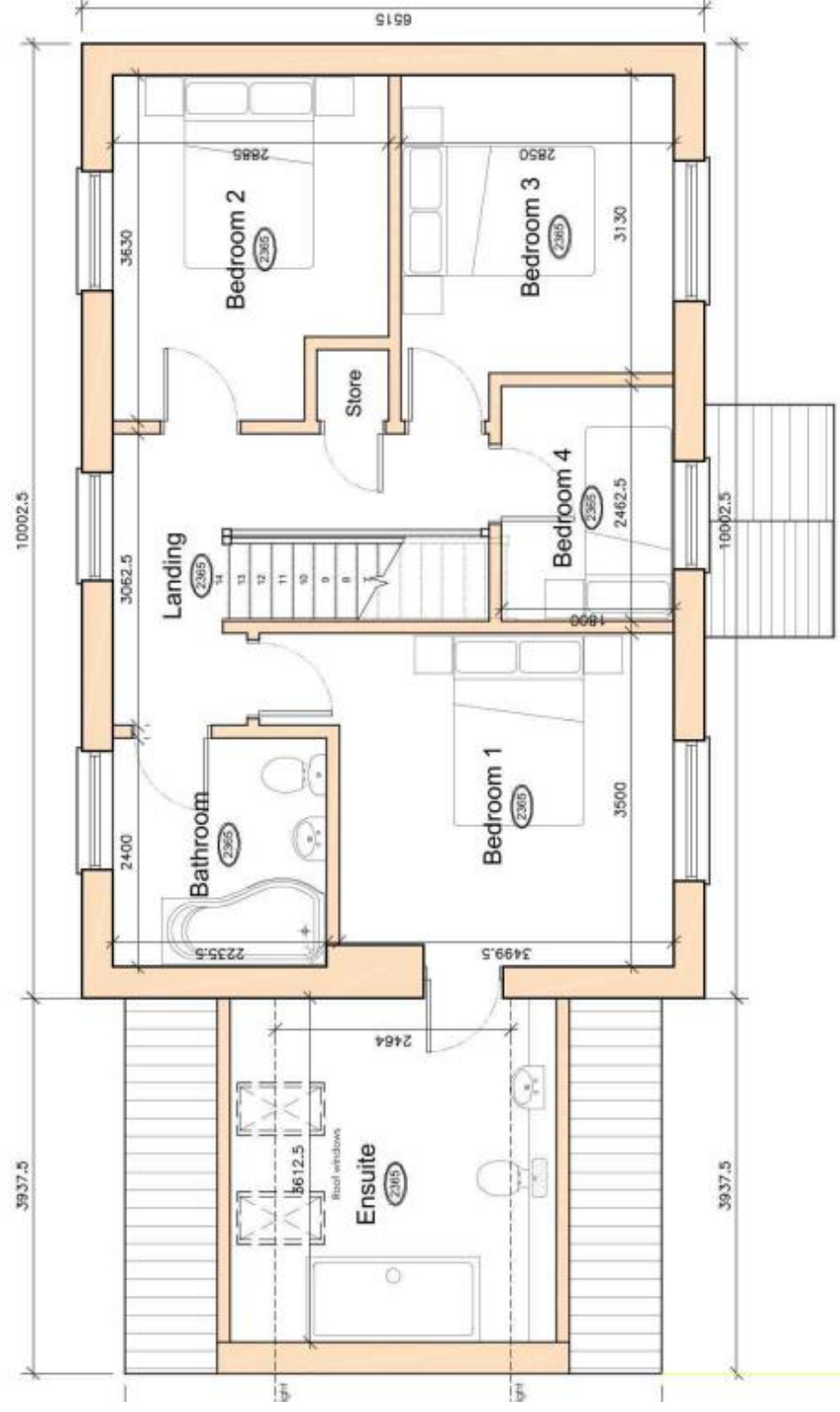
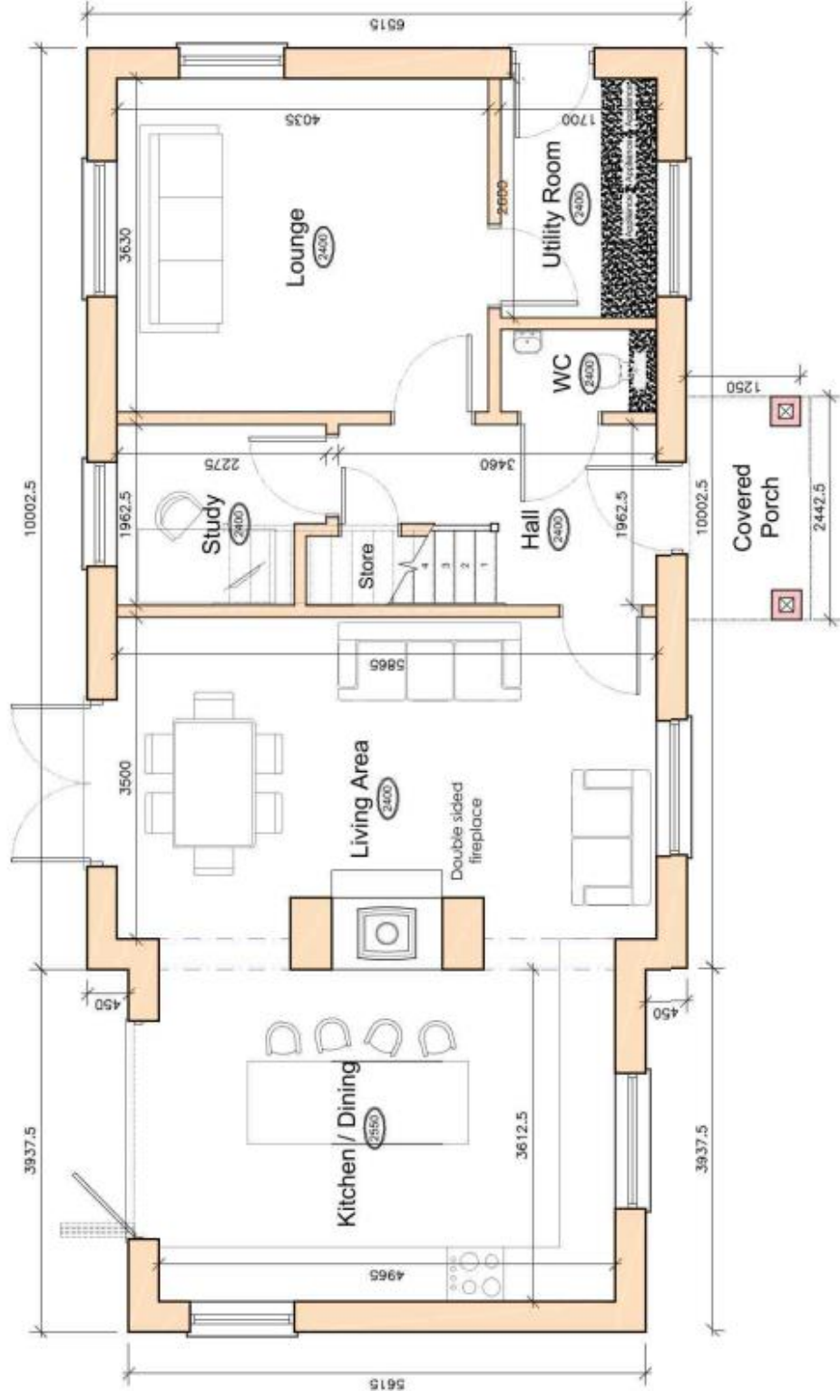
Plot 4



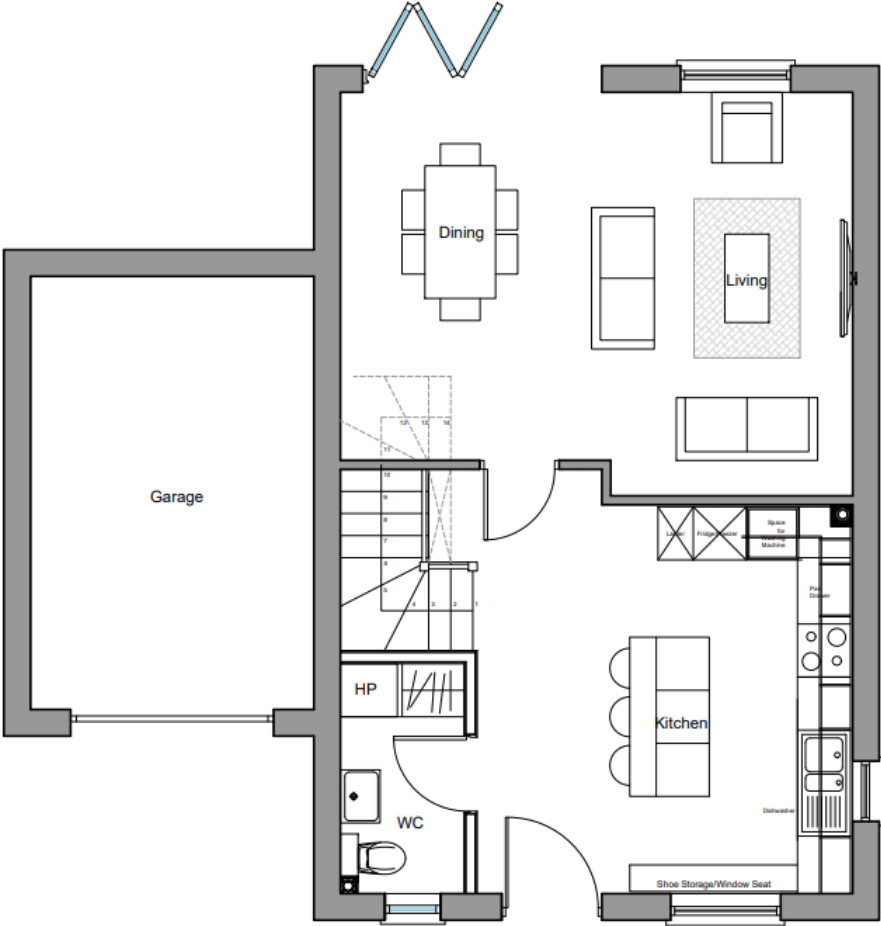
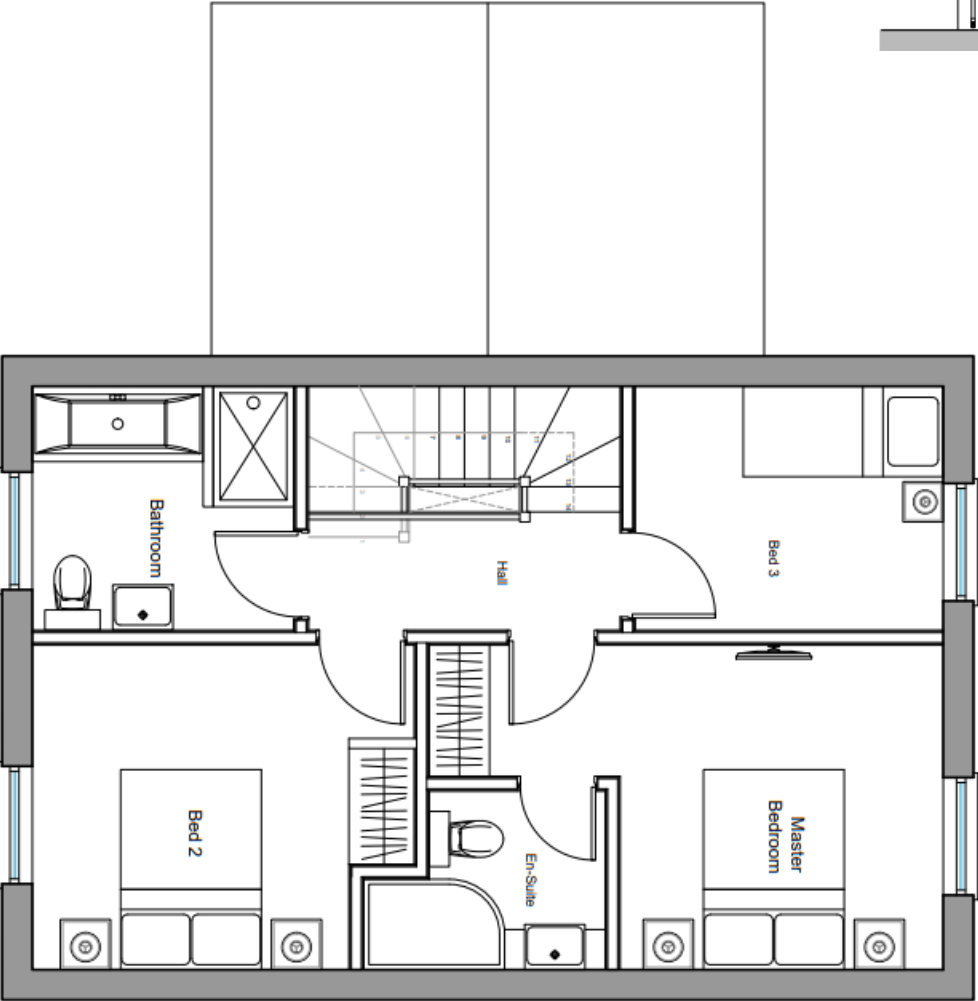
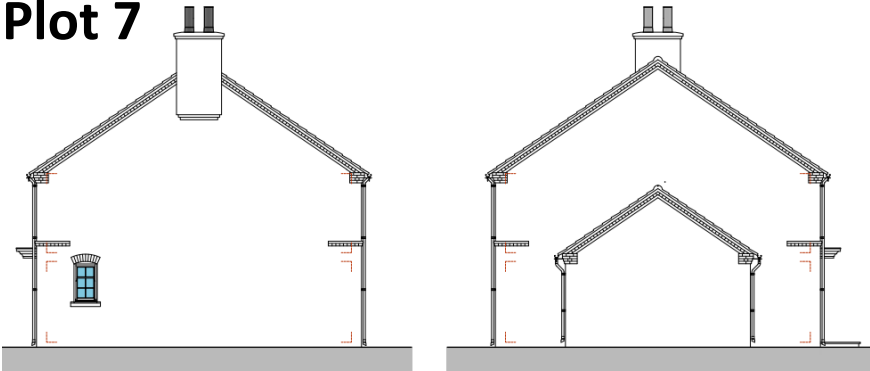


Plot 6

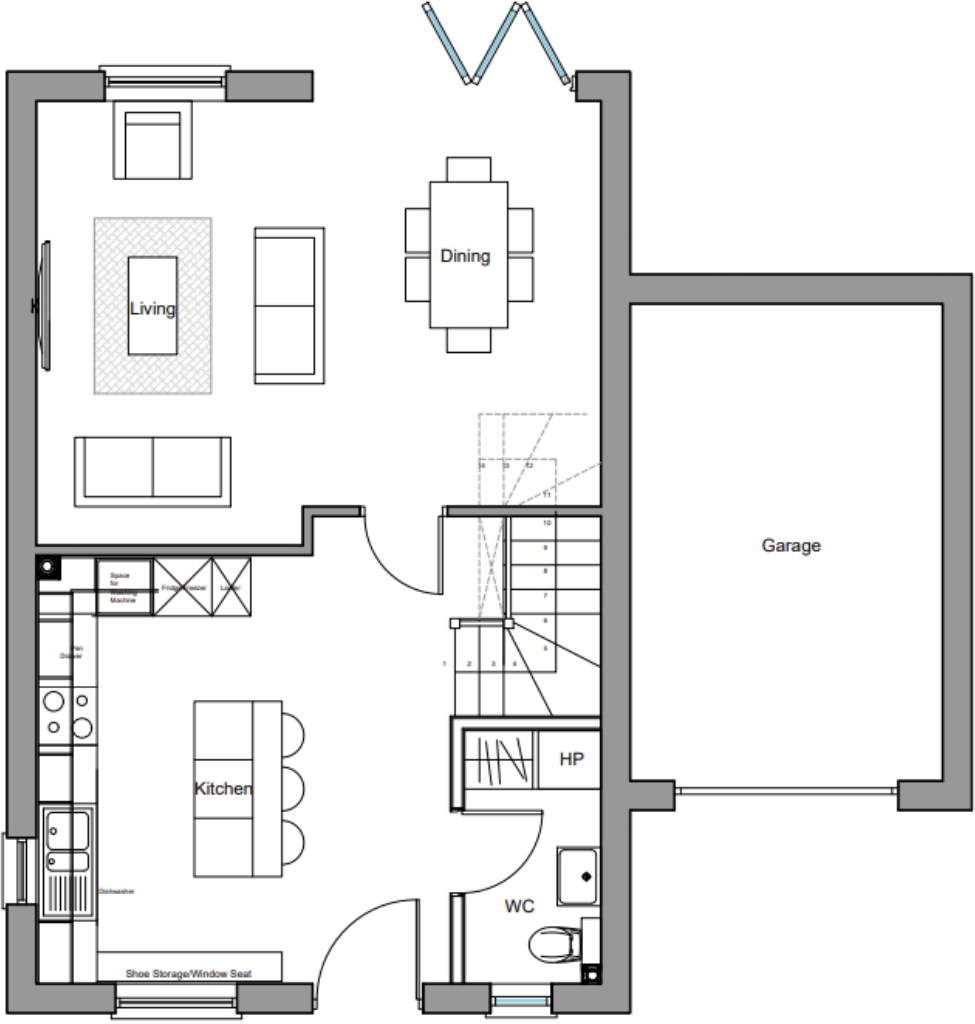
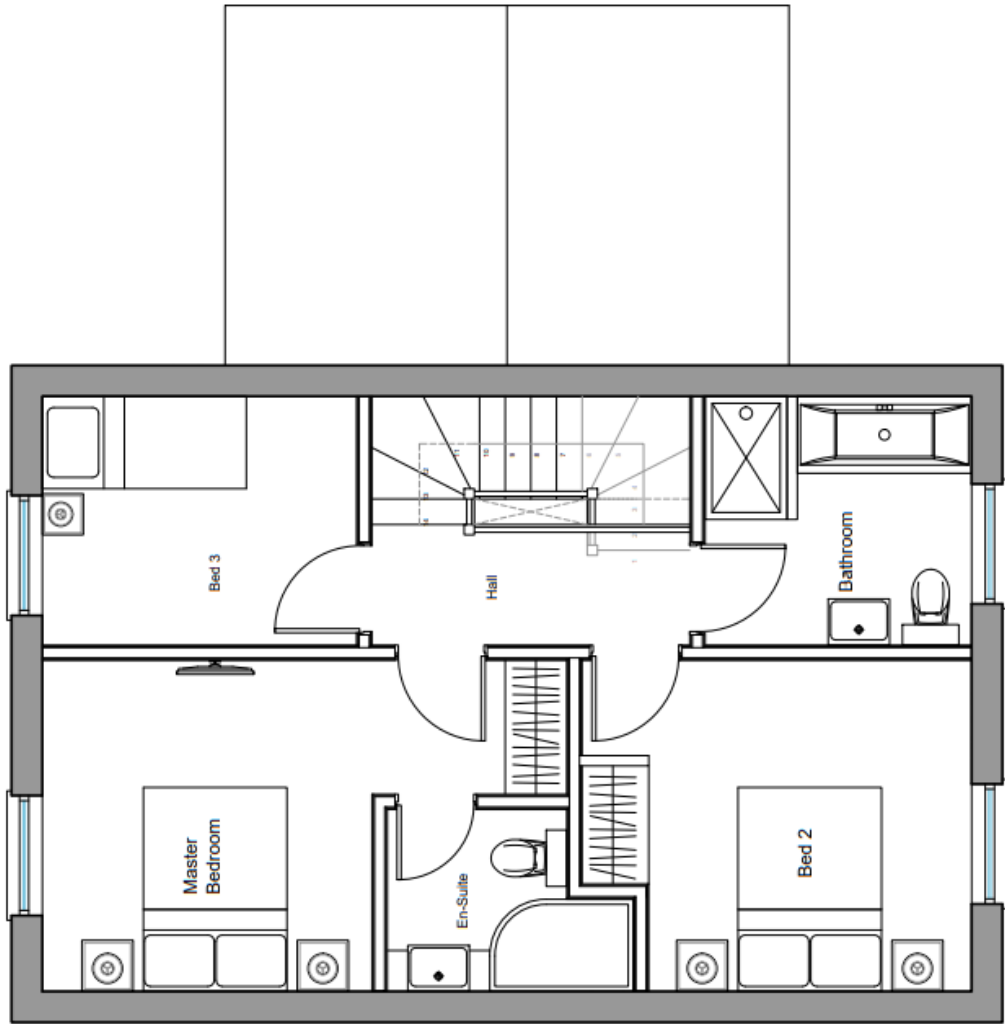
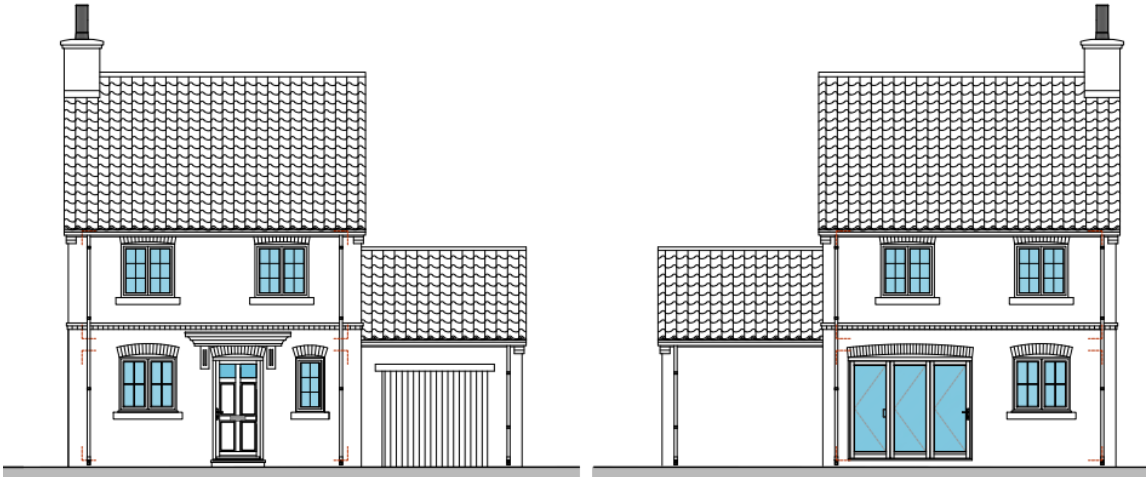
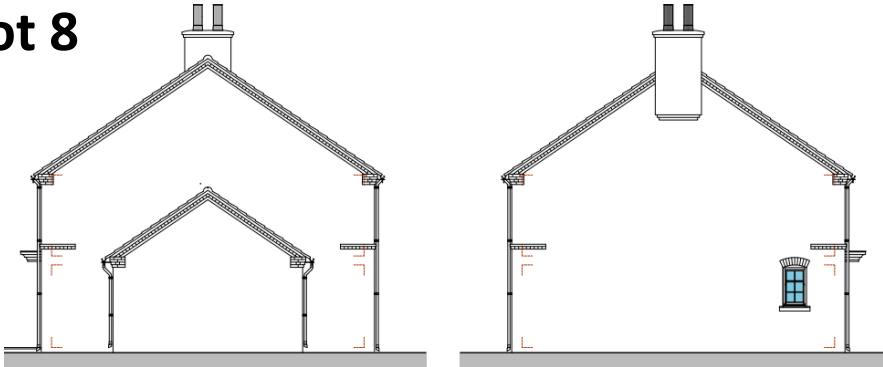




Plot 7

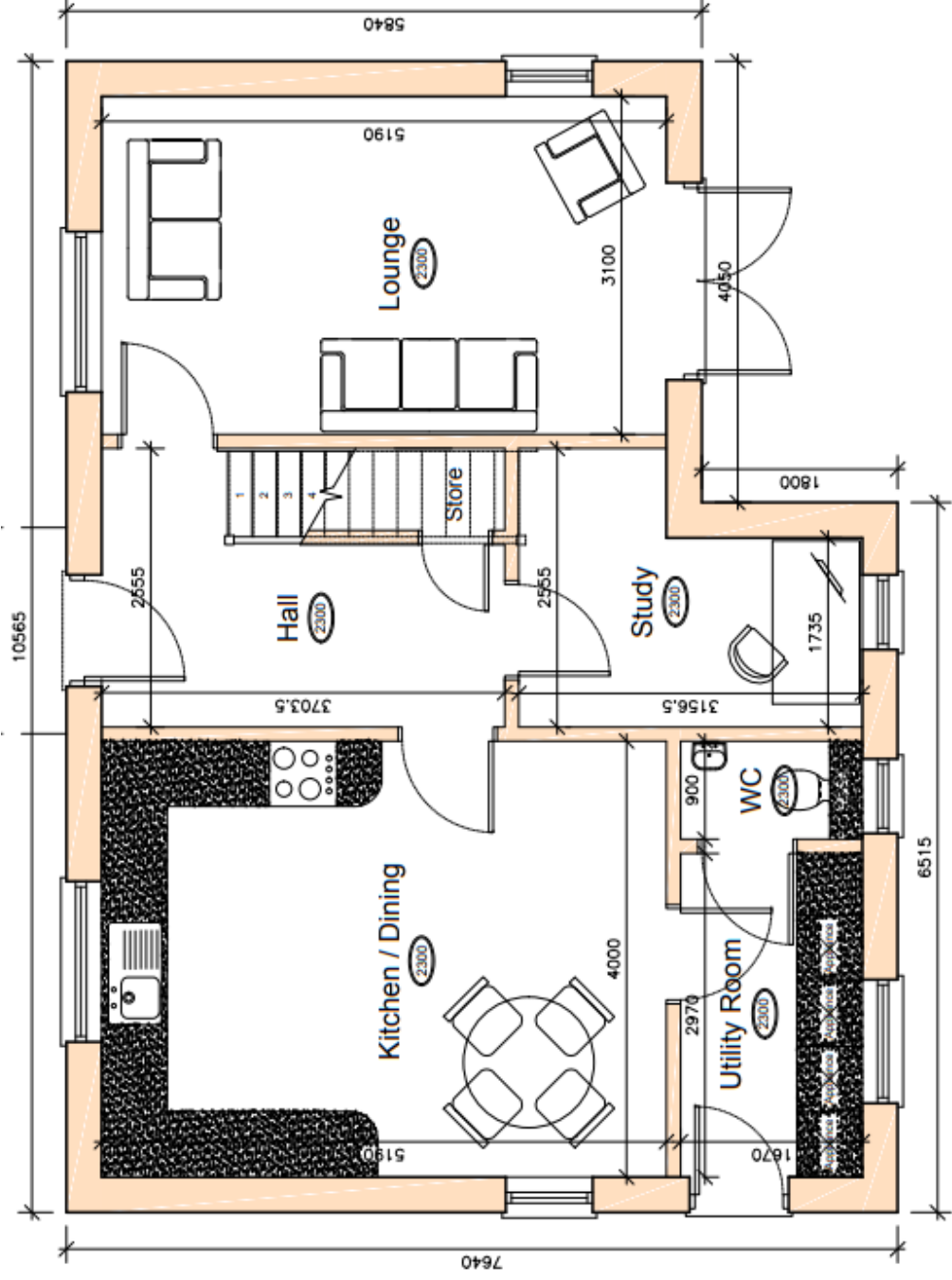
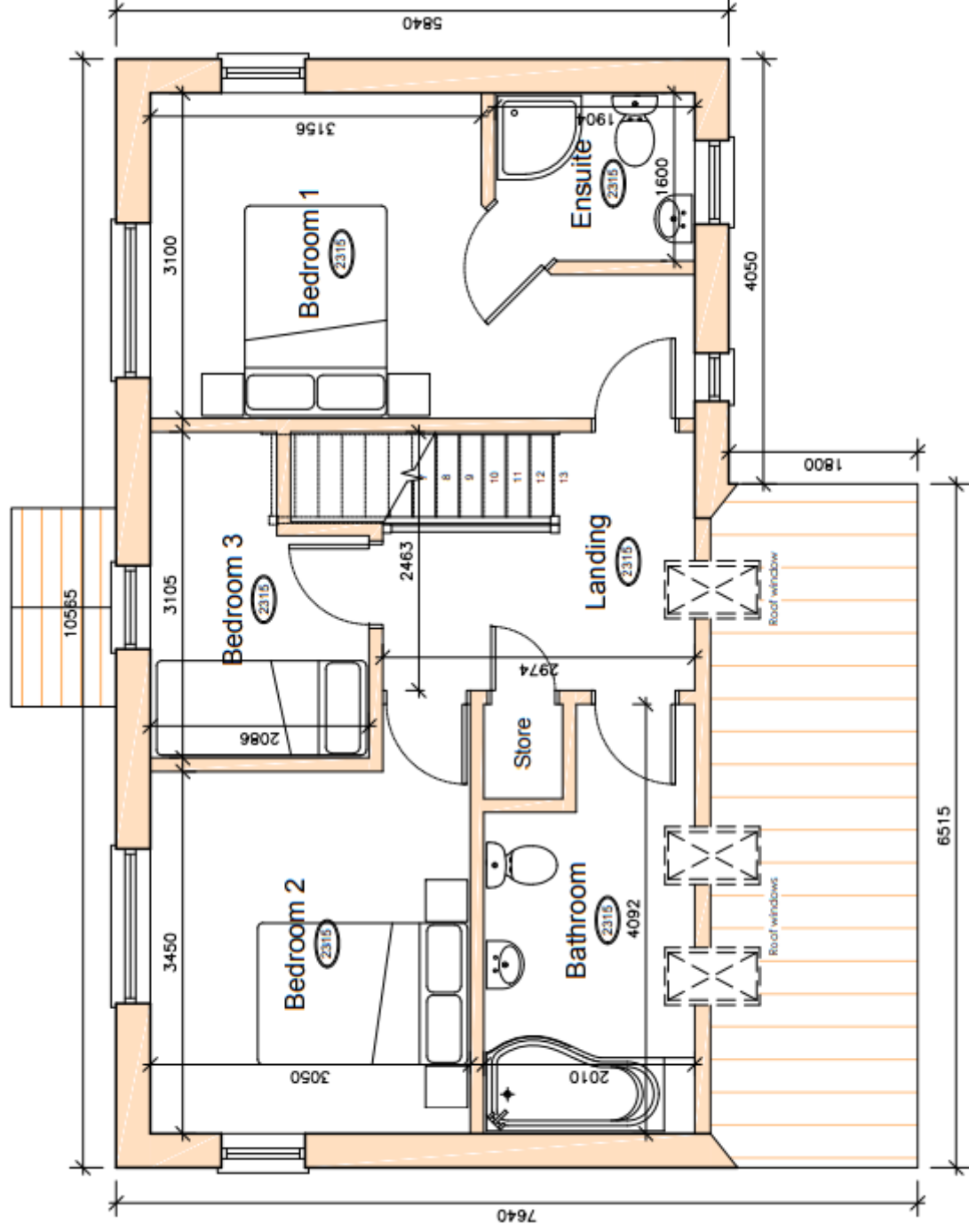


Plot 8

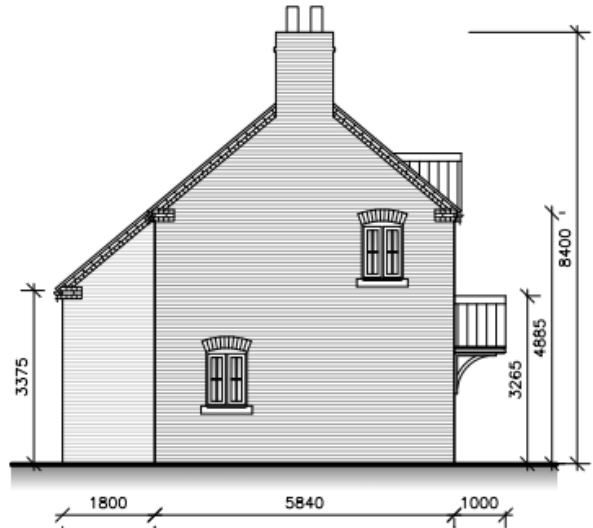


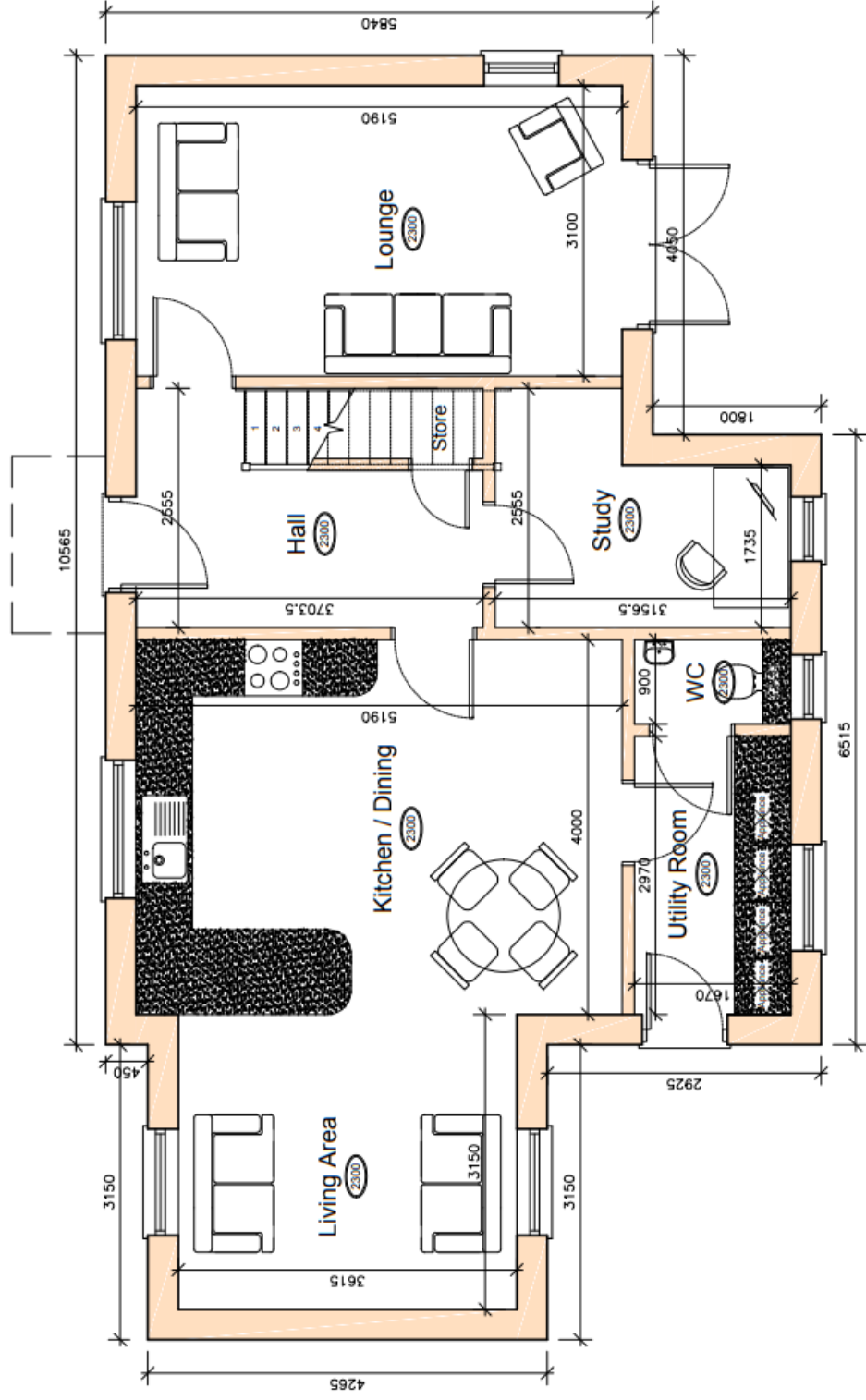
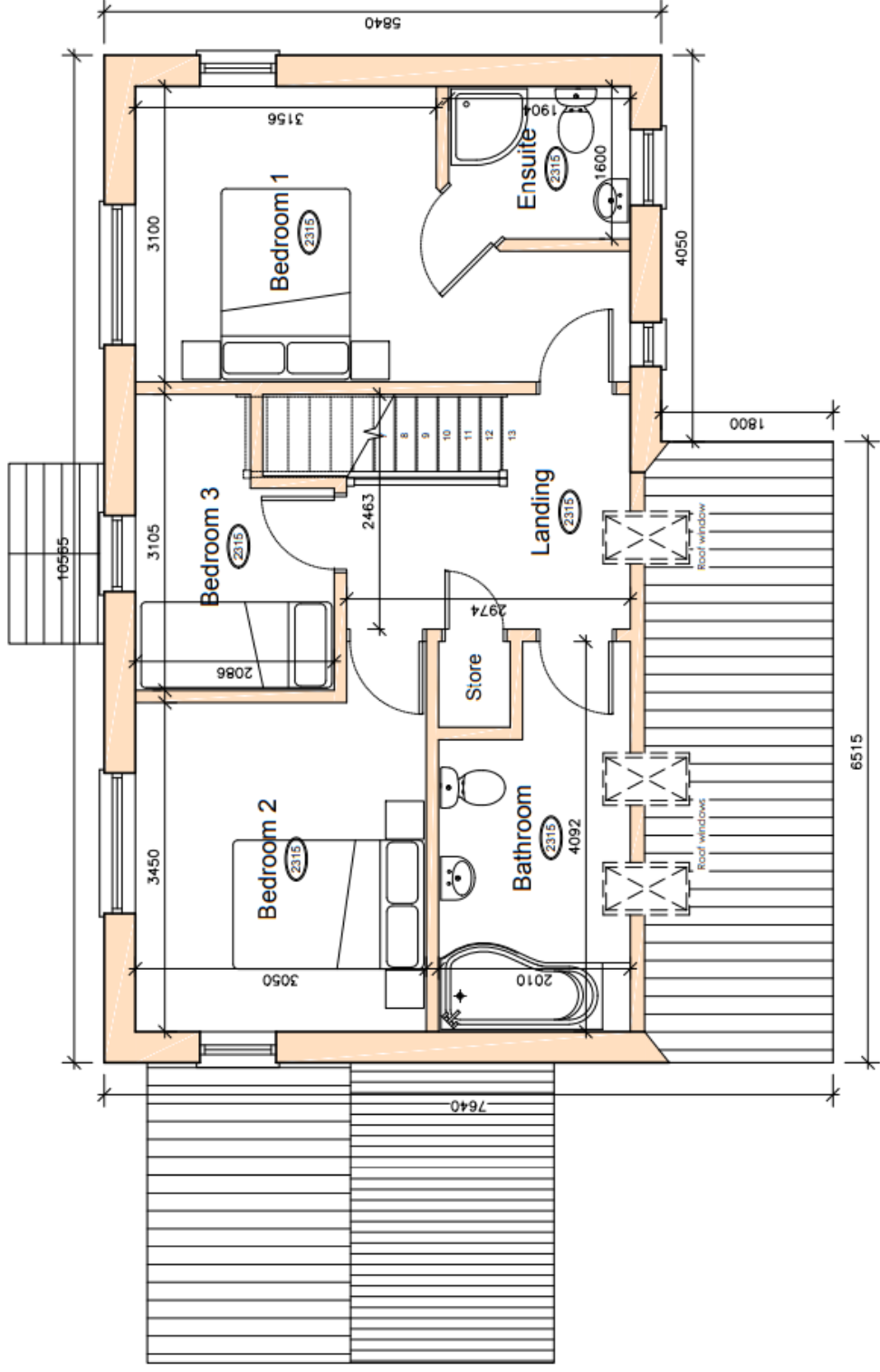
Plot 9



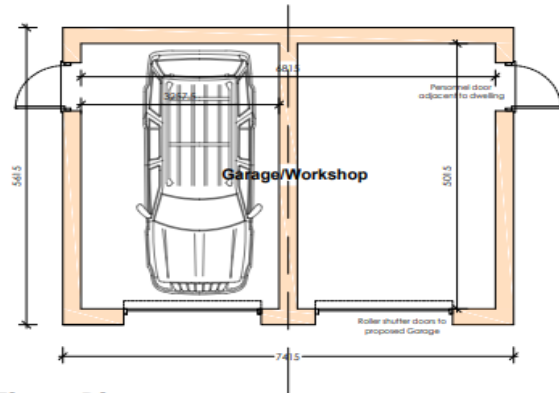


Plot 10

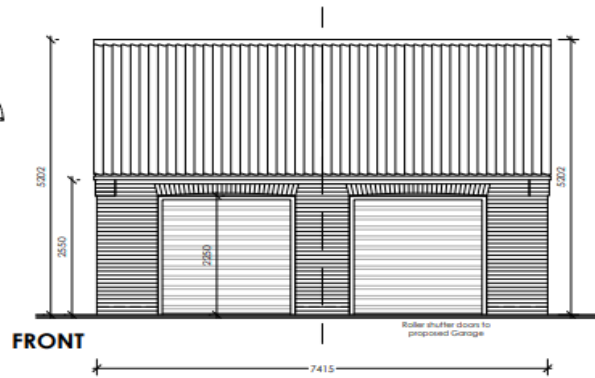




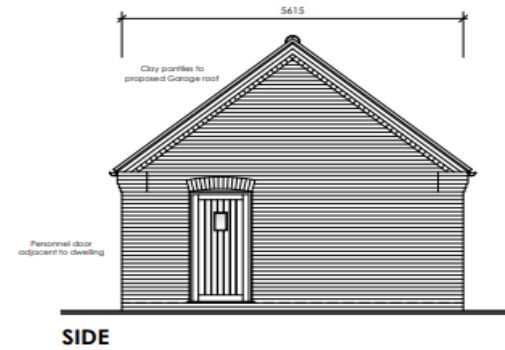
PLOTS 4 & 6 - GARAGE BUILDING



Floor Plan



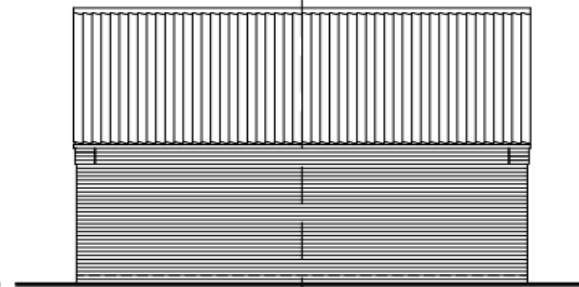
FRONT



SIDE

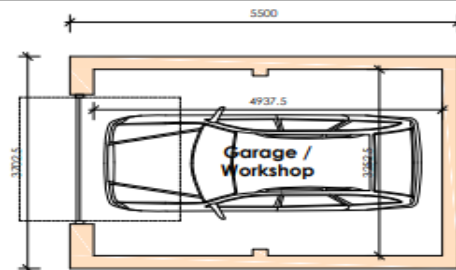


SIDE

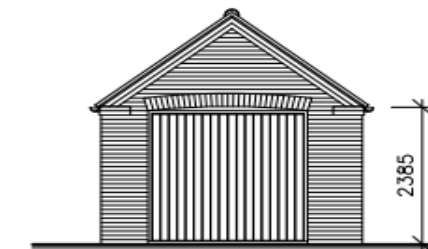


REAR

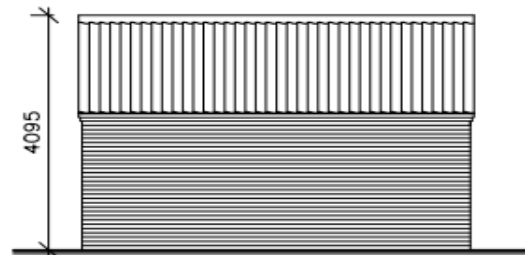
PLOTS 5, 7 & 8 - GARAGE BUILDINGS



Floor Plan



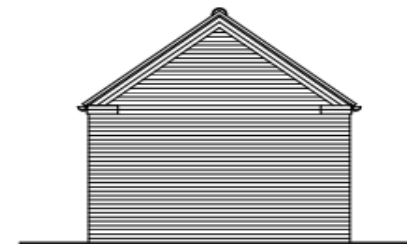
FRONT



SIDE



SIDE



REAR

