



LEASINGHAM, SLEAFORD
Land off Deepdale Drive, Leasingham. NG34 8LR



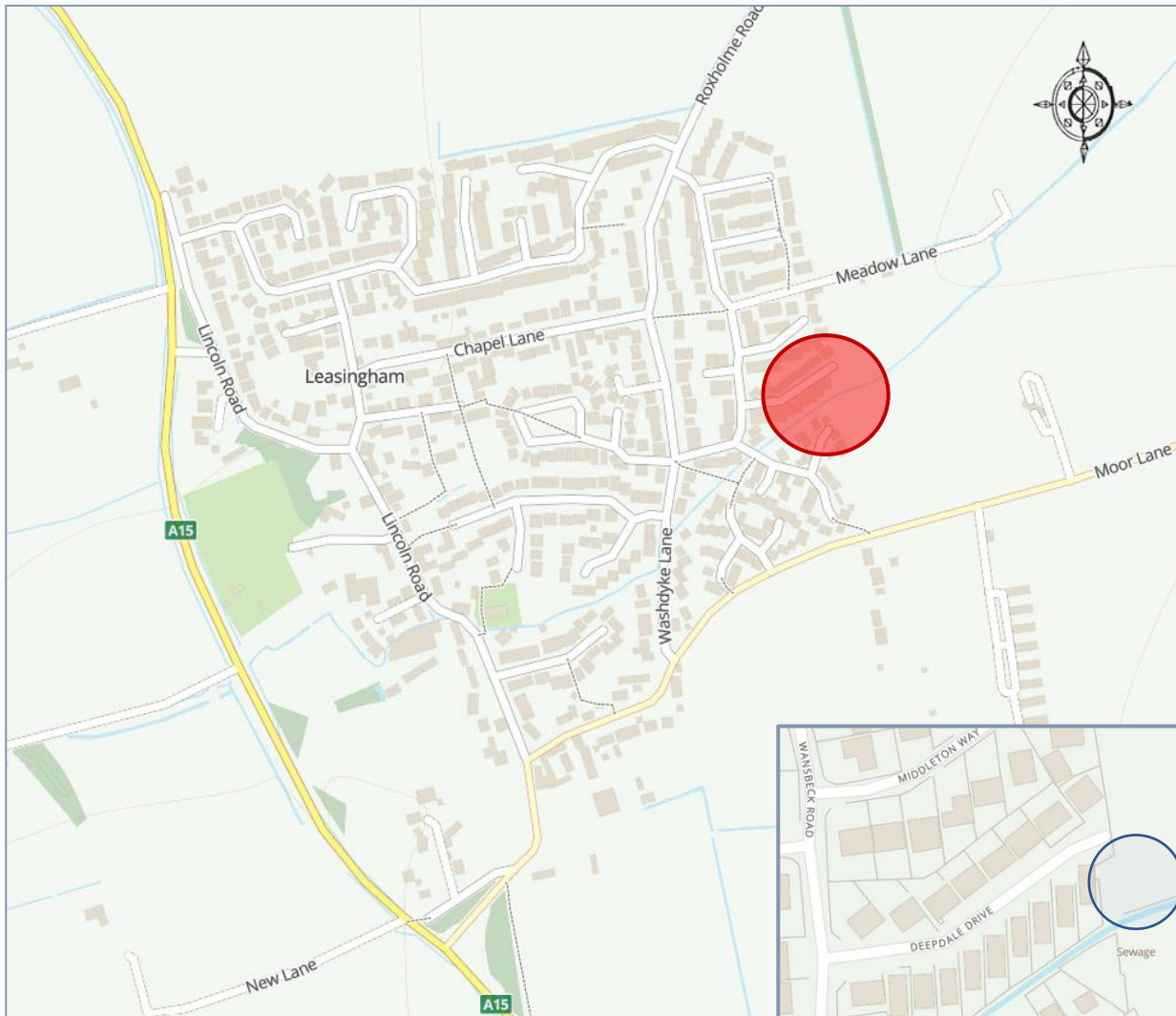


LAND OFF DEEPDALE DRIVE,
LEASINGHAM. NG34 8LR

RESIDENTIAL
DEVELOPMENT LAND
ENJOYING AN ELEVATED
SOUTH FACING POSITION
ON THE EASTERN EDGE
OF THE POPULAR AND
WELL SERVICED VILLAGE
OF LEASINGHAM

- A BLOCK OF GREENFIELD LAND, EXTENDING TO APPROX. 1.9 ACRES (0.76 ha) IN TOTAL, ENJOYING A SEMI-RURAL POSITION AND OPEN SOUTHERLY ASPECT
- OUTLINE PLANNING PERMISSION FOR SIX BUNGALOWS (ONE AFFORDABLE)

PRICE: O.I.R.O. £425,000



**LOCATION PLAN - NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY**

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LOCATION

Leasingham is a good sized village, situated on the A15 approx 1.8 miles north of the market town of Sleaford. The A15 and A17 nearby provide immediate access to the major road network, with Sleaford providing a wide variety of schools and shops and services.

Leasingham village has its own primary school, pub, Post Office and Store and village hall.

The land is situated on the eastern edge of the village, off the end of Deepdale Drive, which is currently a residential cul-de-sac.

The land is shown for identification purposes within these particulars.

GENERAL DESCRIPTION

An evenly proportioned broadly rectangular block of pasture land, within boundaries of established hedgerow and fencing, enjoying a semi-rural location. The land slopes gently north to south, offering elevated open southerly rural views.

The planning consent is in outline and provides for a development of 6 bungalows in total, served by a no through private drive. The southern boundary is formed by a dyke, with a section of land adjacent, excluded from the development area, due to flood constraints, but allowing the opportunity to create an area of bio-diversity and landscaping further enhancing the semi-rural setting.

ACCESS

Please note there is an area of unregistered land between the end of the adopted highway at Deepdale Drive and the field entrance. The vendors have taken out an indemnity policy as a consequence, a copy of which is available on request.

TOWN AND COUNTRY PLANNING

Outline Planning Permission for the erection of six dwellings was granted by North Kesteven District Council under Ref: 22/0587/OUT on the 15th March 2023. Condition No.3 of the planning permission stipulates the proposed dwellings shall be single storey, with no accommodation in the roof space, one of the proposed dwellings is to be affordable and there is a draft S.106 agreement available.

For documents or further information – North Kesteven District Council
Kesteven St, Sleaford NG34 7EF
<https://planningonline.n-kesteven.gov.uk/online-applications/>

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

SERVICES

All main services are available in the locality. Prospective purchasers should satisfy themselves and the availability and suitability of connection to existing services.

TENURE

For sale freehold with full vacant possession.

VIEWING

Any time on site with these particulars within reasonable hours.

For further information contact:

Commercial Department

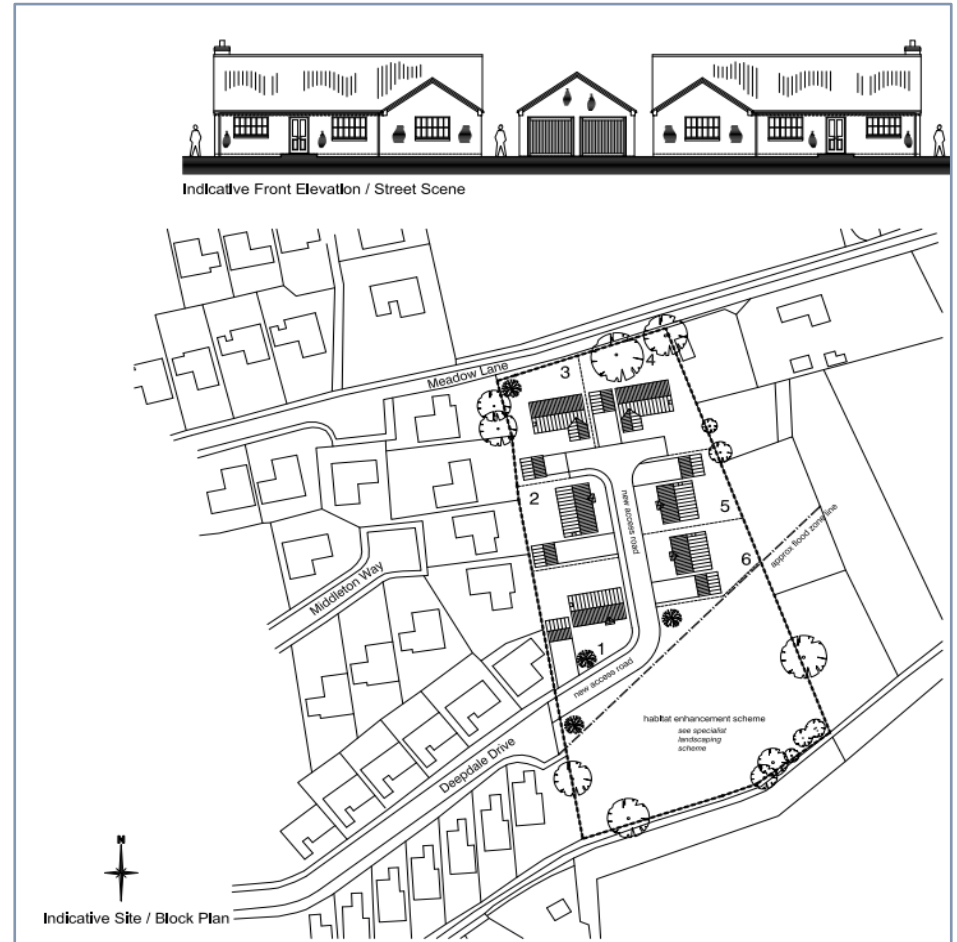
Agent: Colin Low

Old Bank Chambers, Horncastle LN9 5HY

Tel. 01507 522222

Email. colinlow@robert-bell.org

These particulars were revised August 2023



DISCLAIMER

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: colinlow@robert-bell.org

www.robert-bell.org

