



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES

Building Plot

To the rear of 41-43 Reynard Street, Spilsby, Lincolnshire

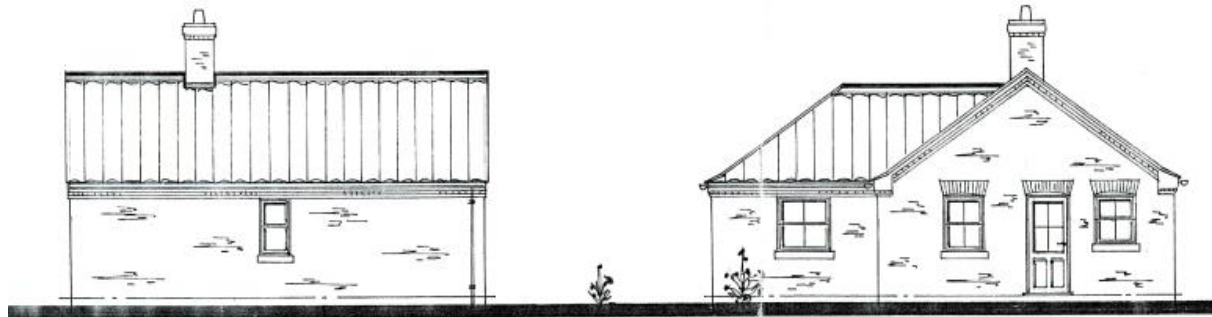
BELL

ROBERT BELL & COMPANY



Proposed East Elevation

Proposed South Elevation



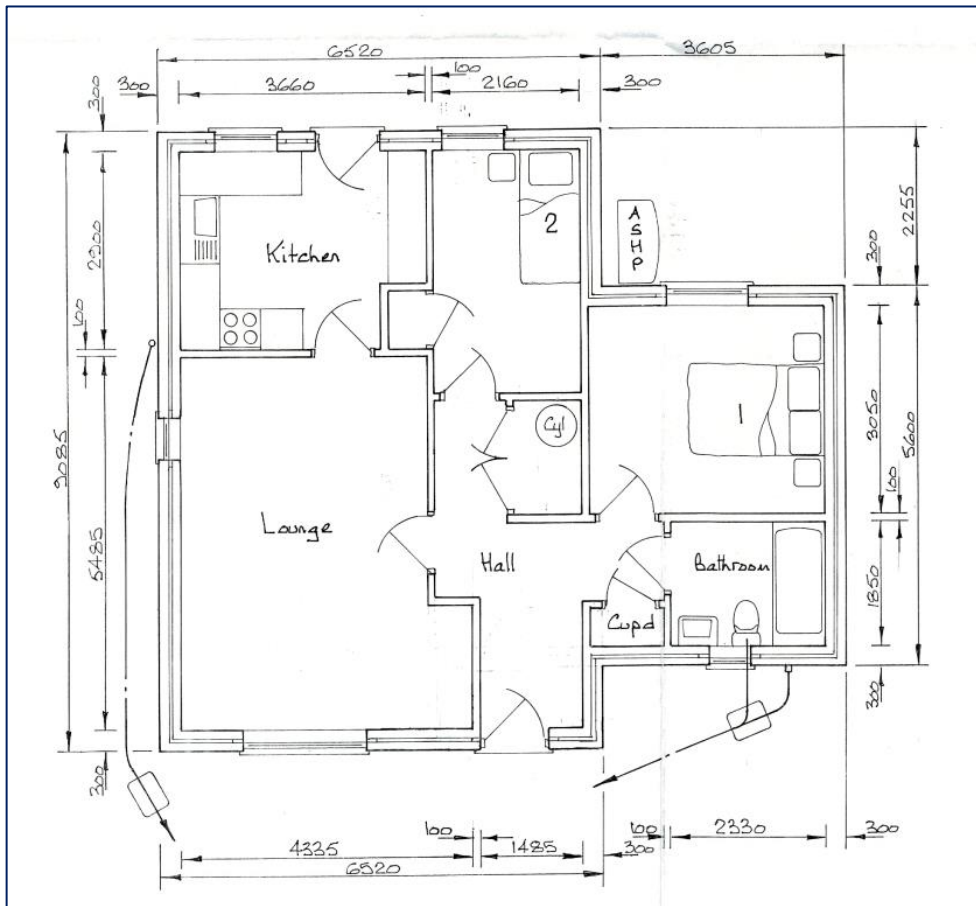
Proposed West Elevation

Proposed North Elevation



Building Plot to the rear of 41-43 Reynard Street, Spilsby

- FULL PLANNING PERMISSION FOR A TWO BEDROOM DETACHED BUNGALOW
- PRIVATE POSITION IN A DISCREET LOCATION CLOSE TO THE CENTRE OF THE TOWN
- LOCATED IN A WELL SERVICED MARKET TOWN WITH MANY GOOD LOCAL AMENITIES
- PRIVATE GATED ENTRANCE TO THE PLOT
- INCLUDES OWNERSHIP OF VEHICULAR ACCESSWAY TO THE PLOT
- OFFERS INVITED
- ASKING PRICE £80,000



LOCATION

Spilsby is a rural market town located on the eastern edge of the Lincolnshire Wolds, at the junction of the A16 and B1195.

The market town of Horncastle is approx. 11 miles to the west and the port town of Boston approx. 17 miles to the south.

There are many miles of sandy coastline to be found a short drive away along the east coast, together with the bustling seaside town of Skegness which is approx. 12 miles.

Spilsby offers a good range of local shops, schools and services.

GENERAL DESCRIPTION

The plot is discreetly located off Reynard Street, close to the centre of the town.

The plot is being sold with full ownership of the private roadway leading to it. Please note other properties have historic right of way across the lane also.

The plot itself is broadly rectangular. It has been cleared and predominantly fenced with close boarded fencing. There is a timber gated private entrance.

PROPOSED ACCOMMODATION

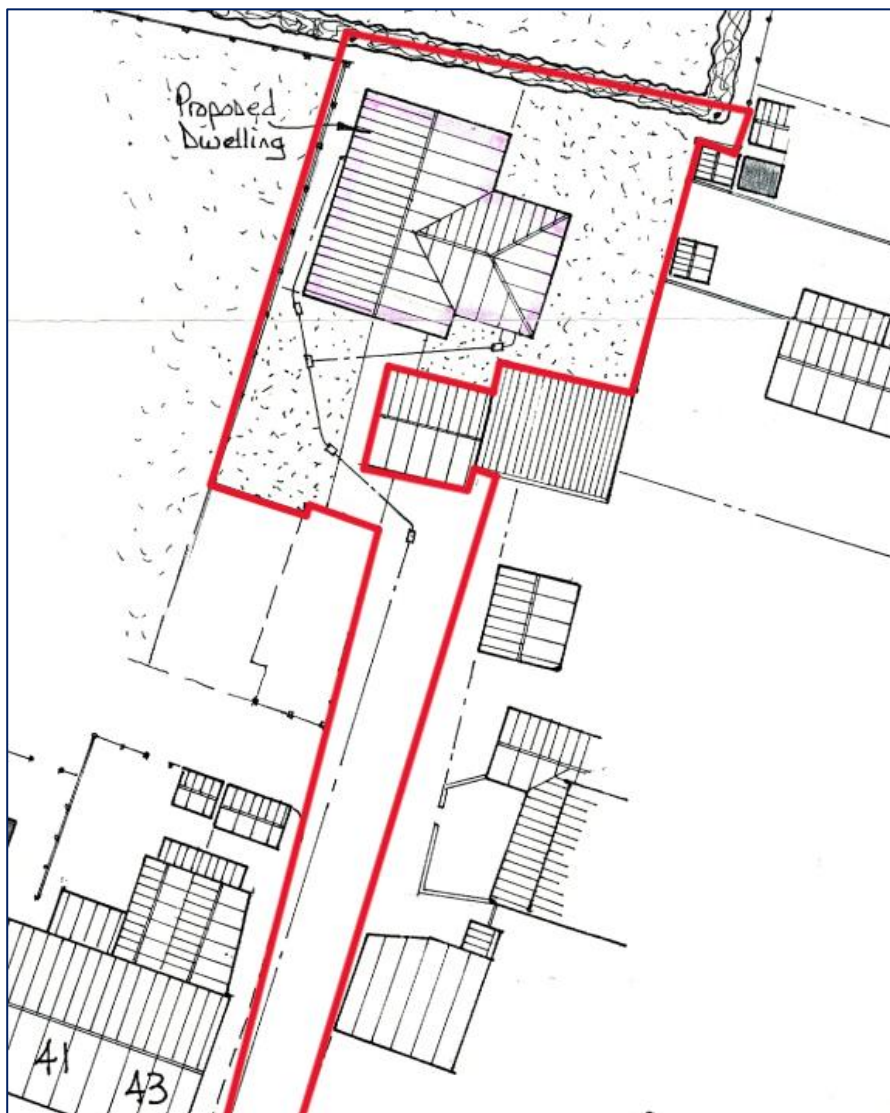
The proposed dwelling has a G.E.F.A. of approx. 685 sq.ft. (63.674 sq.m.).

Hallway; Lounge; Kitchen; Two Bedrooms; Family Bathroom.

Plot Dimensions

Max western boundary depth approx. 20.9m Reducing on the eastern side to approx. 12m

Northern boundary width approx. 17.2m



SERVICES

Full mains services are understood to be available on Reynard Street.

TOWN & COUNTRY PLANNING

The plot has full planning consent for a detached bungalow under Ref. S/0165/00546/23 granted by East Lindsey District Council on 11th May 2023.

Further enquiries should be directed to:

East Lindsey District Council
The Hub
Mareham Road
Horncastle
LN9 6PH
T. 01507 601111

TERMS

The land is offered for sale freehold with full vacant possession on completion.

VIEWING

At any reasonable time on site, accompanied by a set of sale particulars.

GUIDE PRICE £80,000

Email: alastairboulton@robert-bell.org
Website: <http://www.robert-bell.org>
Brochure prepared October 2023

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

www.robert-bell.org

