



BEST

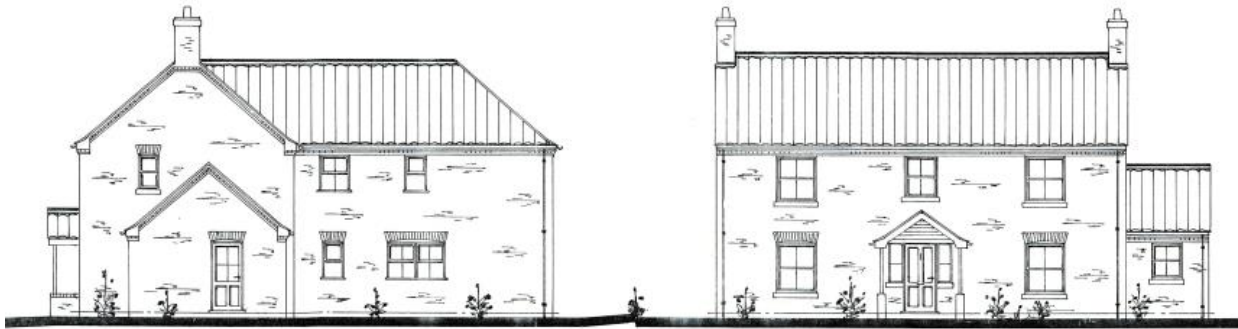
ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES

BUILDING PLOT AND LAND

Old Main Road, Hagworthingham PE23 4LT





East Elevation

South Elevation



West Elevation

North Elevation



AN INDIVIDUAL BUILDING PLOT AND ADJOINING COPPICED LAND EXTENDING TO APPROX. 1.5 ACRES (0.61HA'S) IN TOTAL

- THE LAND ENJOYS AN ELEVATED POSITION IN A SEMI RURAL MATURE SETTING ON THE EDGE OF THE VILLAGE
- FULL PLANNING PERMISSION FOR A SUBSTANTIAL FIVE BEDROOM FAMILY HOUSE AND CONSTRUCTION OF A VEHICULAR ACCESS. THE HOUSE HAS A G.I.F.A approx. 2,625 sq.ft. (243.99 sqm)
- AN EXCELLENT OPPORTUNITY TO CREATE A BESPOKE HOME WITH THE BENEFIT OF AN ADDITIONAL approx. 1.3 acres OF WOODED AMENITY LAND



LOCATION

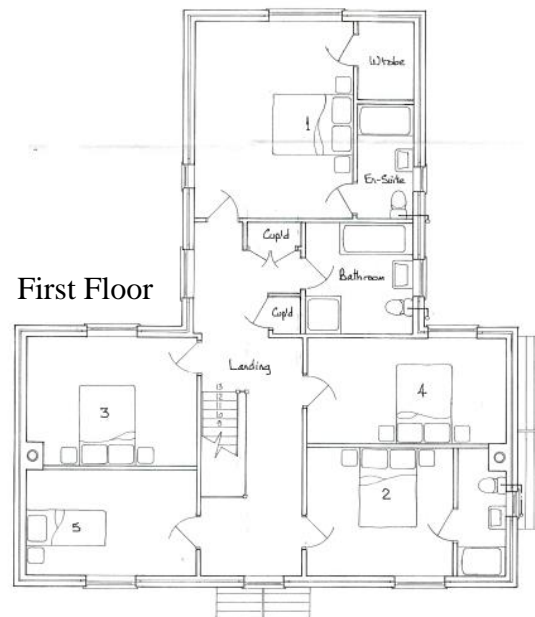
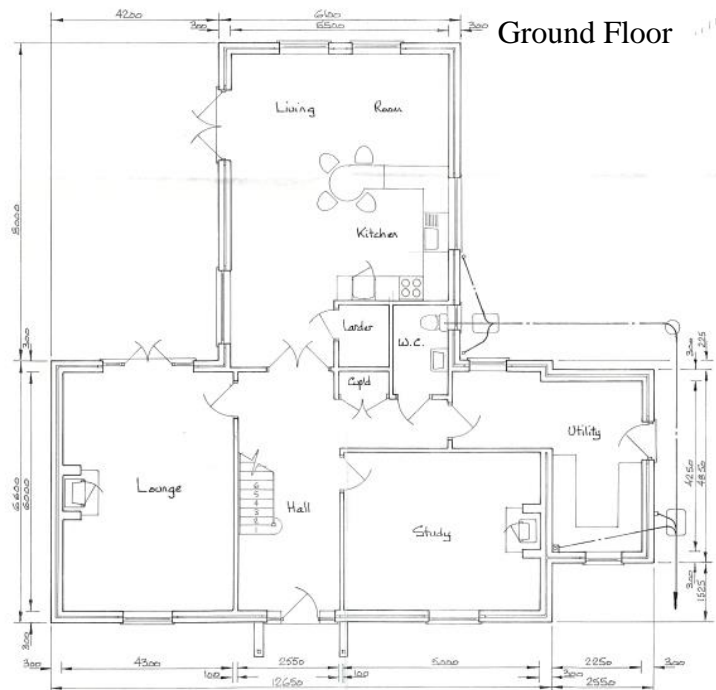
Hagworthingham is a small village, situated on the A158, approximately 5 miles east of the market town of Horncastle and 5 miles west of the smaller market town of Spilsby. The village has its own pub, a café/shop and is situated on the southern edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty. The land is situated on the north western edge of the village, with access from the old main road on the northern side of the A158 and is shown for identification purposes on the plan below.

GENERAL DESCRIPTION

An evenly proportioned individual building plot, enjoying a south facing elevated position within an established setting. To the rear of the plot is a further approx. 1.3 acres of coppiced land, which rises gently to the north, providing attractive amenity space.

The land has established boundaries of mature hedgerow and fencing, with a beech hedge to the site frontage. The western boundary to the building plot will require enclosing.

Building Plot Area: - Frontage approx. 74' x 6" (22.7 m)
Depth approx. 117' (35.66 m)





The Proposed Dwelling: -

A substantial five-bedroom T-shaped family house, of traditional brick and tile design providing an extensive range of accommodation with a G.I.F.A. approx. 2,625 sq. ft. (243.99 sqm).

Ground Floor: -

Entrance Hall; Sitting Room; Study; Family Room/Kitchen; W.C.; Utility.

First Floor: -

Landing; Master Bed en-suite with walk-in wardrobe; four further bedrooms (one en-suite); Family Bathroom

SERVICES

Mains electricity and water are available in the vicinity. Drainage will be to a private system. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

TOWN & COUNTRY PLANNING

Full planning permission for the erection of a house and construction of a vehicular access as granted by East Lindsey District Council under reference: S/070/01240/23 on 31st August 2023. This can be viewed online at www.e-lindsey.gov.uk/applications.

Further enquiries should be directed to:

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

TERMS AND TENURE

The land is offered for sale freehold, with full vacant possession on completion. The purchaser shall be required to enclose the currently open western boundary to the building plot area, within 3 months of completion, in a manner to be agreed. The vendors reserve the right to approve any amendments a purchaser may make to the approved house design.

VIEWING

At any reasonable time from the roadside. For on-site viewing – strictly by appointment only.

GUIDE PRICE: Offers in the region **£175,000**

DISCLAIMER

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Email: colinlow@robert-bell.org
Website: <http://www.robert-bell.org>
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Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

