



BEST

ESTATE AGENT GUIDE
2023 - EXCEPTIONAL

SALES

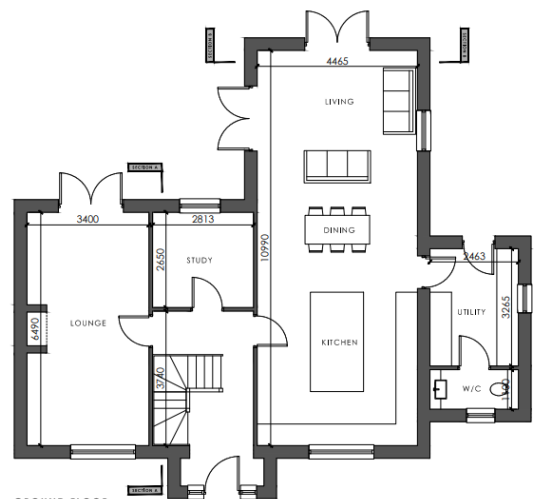
FOR SALE - Building Plot
North Road, Tetford, Horncastle. LN9 6QH

BELL

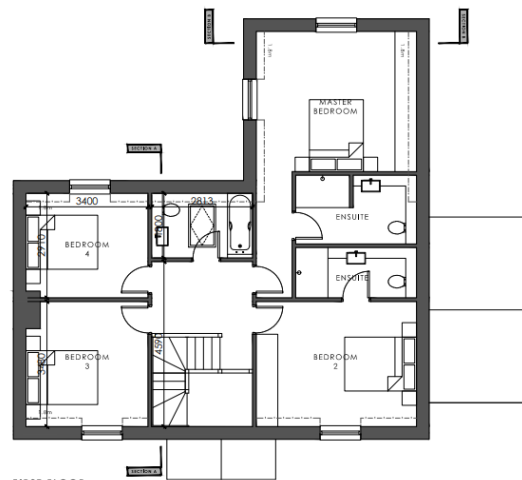
For Sale

BUILDING PLOT NORTH ROAD, TETFORD

- A SUBSTANTIAL INDIVIDUAL BUILDING PLOT, SITUATED WITHIN THE POPULAR LINCOLNSHIRE WOLDS VILLAGE OF TETFORD
- EDGE OF VILLAGE POSITION ENJOYING FAR REACHING VIEWS WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY
- FULL PLANNING PERMISSION FOR A FOUR-BEDROOM DETACHED HOUSE AND DOUBLE GARAGE
- THE APPROVED HOUSE HAS A G.I.F.A. OF APPROX. 2,109 SQ.FT. (196 SQM)



GROUND FLOOR
[External gross floor area - 124.4m²]



FIRST FLOOR
[External gross floor area - 106.4m²]



LOCATION

Tetford is a large village, set within the rolling countryside of the Lincolnshire Wolds designated Area of Outstanding Natural Beauty. The village is situated approx. 5 miles north-east of the market town of Horncastle and approx. 8 miles south-east of the larger market town of Louth; the latter known as the capital of the Wolds.

The village has its own primary school, pub and GP's surgery.

The plot forms an infill fronting North Road on the northerly edge of the village and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

A good-sized individual building plot, extending to approx. $\frac{1}{4}$ acre, enjoying an elevated position in a semi-rural position on the northern edge of the village. The plot fronts North Road, behind mature hedgerow, with superb far-reaching views to the rear, to Tetford Hill and the Wolds landscape.

The plot has consent for a substantial four-bed family home, befitting this attractive setting.

Proposed Accommodation: -

The approved house has a G.I.F.A. of approx. 2,109 sq.ft. (196 sq.m.).

Ground Floor: - Entrance Hall; Sitting Room; Study; Kitchen/Dining/Family Room; Utility; W.C.

First Floor: - Landing; 4 Bedrooms (2 en-suite); Family Bathroom

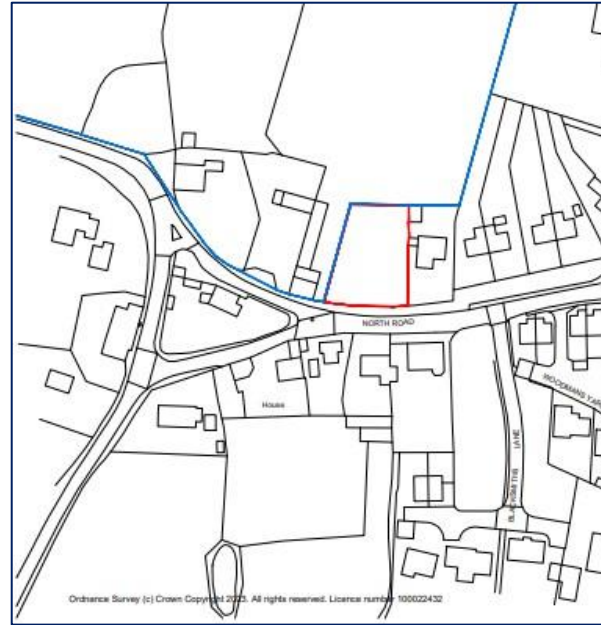
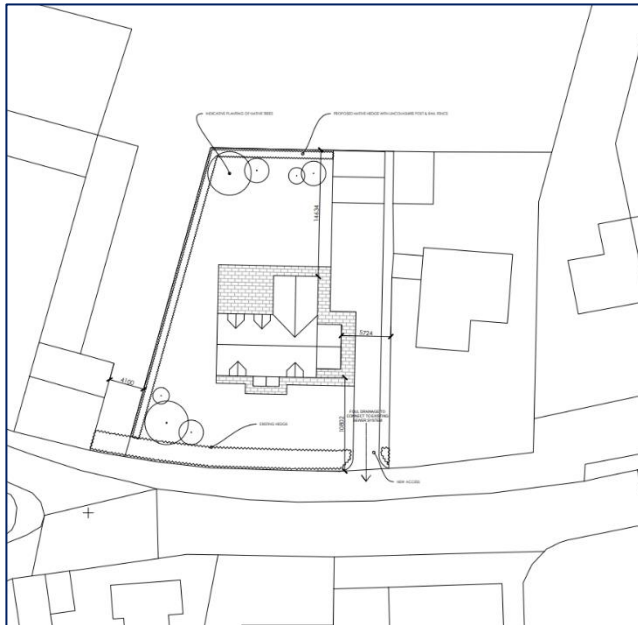
Double Garage

Site Dimensions: -

Frontage approx. 98' (30 m). Max. depth approx. 118' (36 m)

SERVICES

Mains electricity, gas, water and drainage are available in the village. Perspective 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, detached double garage and construction of a vehicular access was granted by East Lindsey District Council on the 27th November 2023 under reference S/177/01956/23.

A copy of the approved plans and Decision Notice 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 & TENURE

The land is offered for sale freehold with full vacant possession on completion. The purchaser shall be required to fence the currently open western and northern boundaries, within three months of completion.

Overage: - *The sale of the land will be subject to an overage provision, whereby the vendors and their successors in title shall be entitled to a share of any uplift in the value of the land, as a result of the granting of planning consent for more than one dwelling on the site. This shall be at 50% of any increase in value as at the date planning consent is granted, on each and every occasion, for a period of 25 years from completion.*

VIEWING

At any reasonable time on site. An access has been made in the roadside hedgerow.

GUIDE PRICE: OIRO £150,000

Email: colinlow@robert-bell.org
Website: <http://www.robert-bell.org>

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