

EST 1770



Longstaff^{.COM}

BOURNE RESIDENTIAL DEVELOPMENT: 01778 420406 www.longstaff.com



**Building Plot East of 12 West Road, Pointon
Sleaford, Lincolnshire. NG34 0NA**

GUIDE PRICE - £125,000 FREEHOLD

Residential Development Site with Planning Permission
for one detached house.

Site extending to a total area of approximately 377m².

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**LOCATION:**

The plot is situated to east of 12 West Road, Pointon, Sleaford, Lincolnshire. NG34 0NA.
The 'What 3 Words' location for the plot is ///polar.positive.falters .

Pointon village is positioned on the B1177. West Road leads off the B1177 in a westerly direction and the property is located on the north side of West Road approximately 125 meters from the junction with West Road. Pointon village is approximately 2 miles from Billingborough which has the benefit of local amenities including shops, pubs and the Post Office.

DESCRIPTION:

The plot of land, which is outlined red on the marketing plan (for identification purposes only), is roughly square in shape and extends to approximately 377m². The plot is accessed directly from West Road. The plot is conveniently situated in a rural village environment.

PLANNING PERMISSION:

The plot has Outline Planning Permission (dated 8th September 2022) from South Kesteven District Council (planning reference S22/1266) for a detached house and a new vehicular access onto West Road.

Prospective purchasers' attention is drawn to the other various conditions listed in the Planning Permission and the purchasers will be responsible for all costs associated with fulfilling such conditions in completing the works. Any specific and technical queries in respect of planning matters are to be addressed and directed to the Planning Department at South Kesteven District Council – Tel: 01476 406080.

ACCESS:

The plot is accessed directly from West Road – purchasers should note they will be required to create the new vehicular access and for all costs associated with that.

SERVICES:

No services are currently connected to the plot. Interested parties should make their own enquiries in relation to the availability and suitability of service connections for mains water, foul drainage and electric.

FENCING:

The purchaser will be responsible for erecting a new wooden post and three rail fence along the north and west boundaries to at least 1.2m in height within two months of the completion of the sale.

METHOD OF SALE:

The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Perspective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address. Further information is available from the Selling Agent.



TENURE:

Freehold with vacant possession upon completion.

VIEWINGS:

All viewings should be arranged with R Longstaff and Co's Bourne Office – 01778 420406. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

LOCAL AUTHORITIES:**District & Planning:**

South Kesteven District Council, Council Offices, The Picture House,
St Catherine's Road, Grantham. NG31 6TT

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex. CM20 9HA

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln. LN1 1YL

Electricity:

Western Power Distribution, Customer Application Team, Tollend Road, Tipton.
DY4 0HH

PARTICULARS CONTENT:

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

Ref: B0354

CONTACT:

R. Longstaff & Co LLP, 73B Abbey Road, Bourne, Lincolnshire. PE10 9EN.

T: 01778 420406

E: kit@longstaff.com

W: www.longstaff.com