

EST 1770



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BOURNE RESIDENTIAL DEVELOPMENT: 01778 420 406 [www.longstaff.com](http://www.longstaff.com)



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

**Guide Price of £115,000 Freehold**

Residential Development Site with Planning Permission for one detached house.  
Site extending to a total area of approximately 469m<sup>2</sup>.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**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](https://www.what3words.com/p/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 469m<sup>2</sup>. 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 8<sup>th</sup> 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 406 080.

**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:**

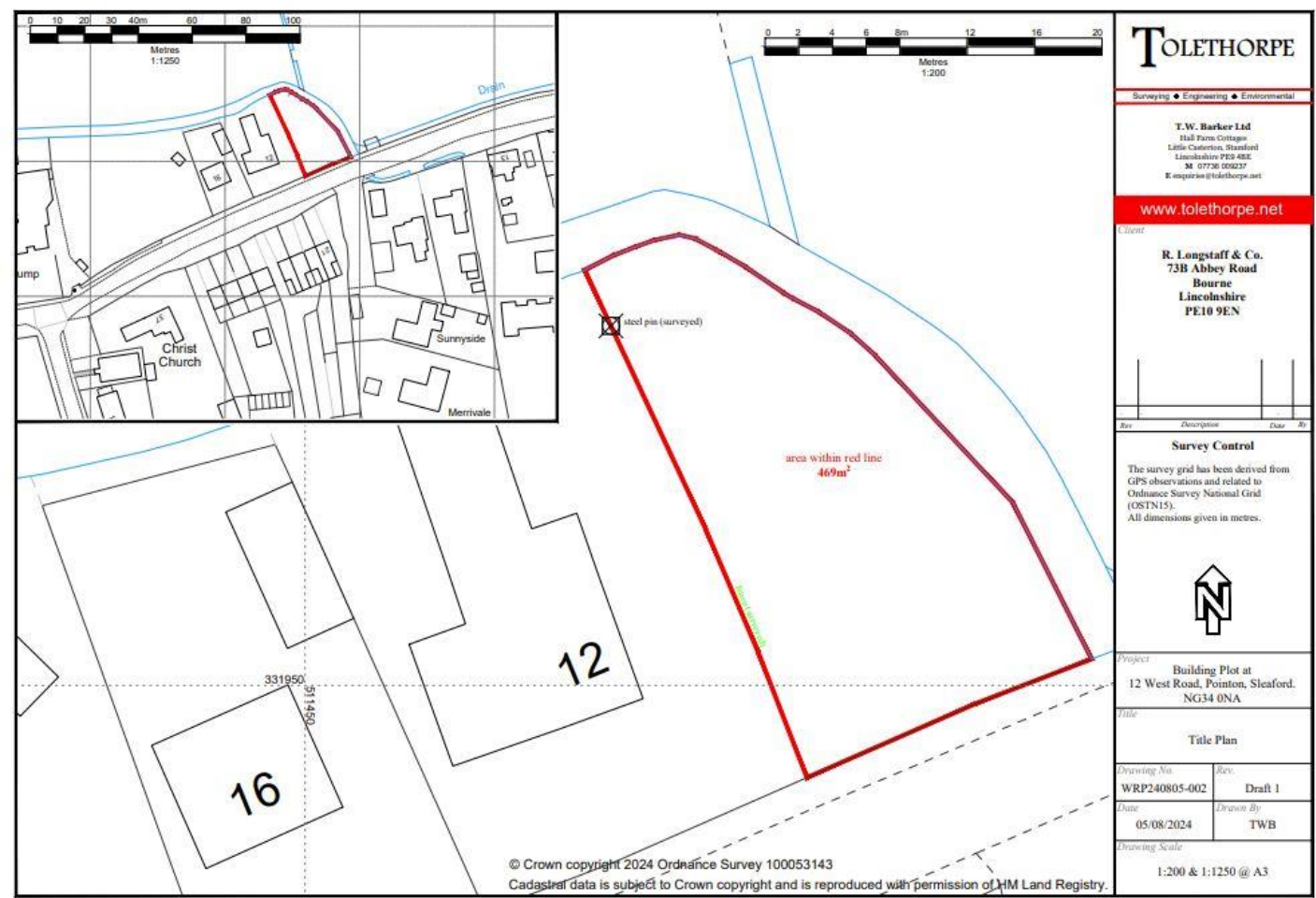
The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Perspective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address.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

**TENURE:**

Freehold with vacant possession upon completion.

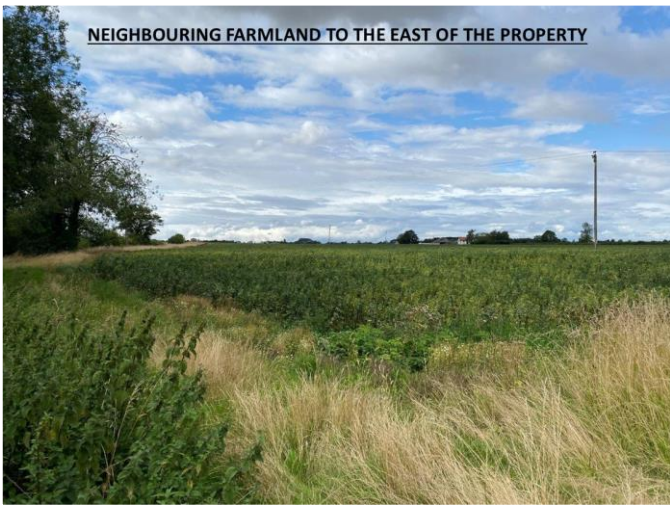
**VIEWINGS:**

All viewings should be arranged with R Longstaff and Co’s Bourne Office – 01778 420 406. 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.





NEIGHBOURING FARMLAND TO THE EAST OF THE PROPERTY



NEIGHBOURING FARMLAND TO THE REAR OF THE PROPERTY



The plot is accessed directly from West Road, as pictured above.

Purchasers should note they will be required to create the new vehicular access and for all costs associated with that.

#### **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:**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise.

All areas, measurements or distances are approximate. Floorplans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

**Ref: B0354**

#### **CONTACT:**

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