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# Longstaff<sup>.COM</sup>

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



Land adj. to 'The Ave', Kirkby Underwood Road, Aslackby, NG34 0HN

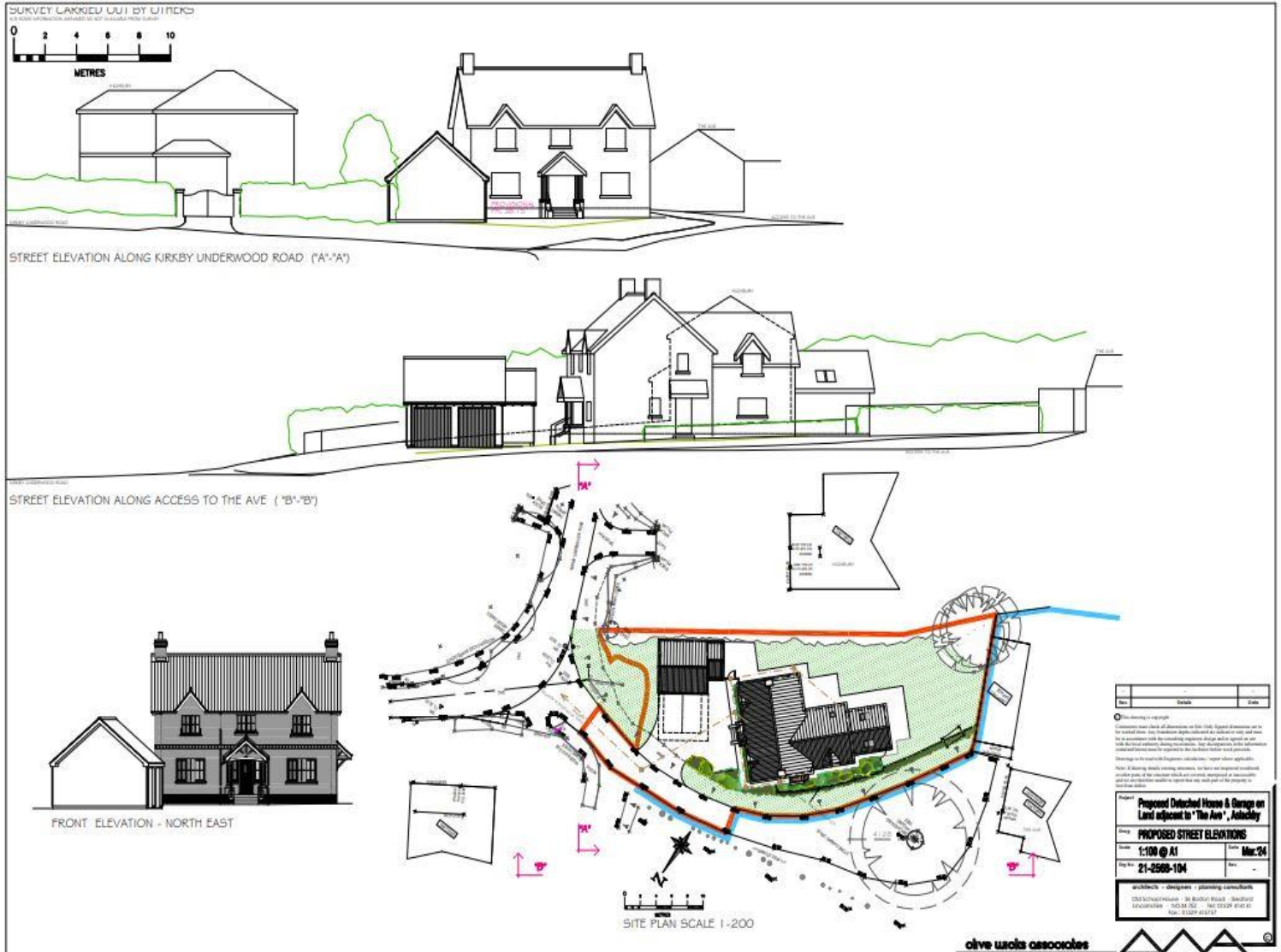
**Guide Price £175,000 Freehold**

Residential Development Site with Full Planning Permission Approved Conditionally  
for One Detached Dwelling with Garage.

Site extending to a total area of approximately 0.225 acres (903m<sup>2</sup>).

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## Planning Permission Plan – For Reference Only

### DESCRIPTION:

The land, which is outlined red on the marketing plan (for identification purposes only), extends to a total site area of approximately 0.225 acres (903m<sup>2</sup>).

The red outline includes the land being offered for sale and also the land over which the buyer will have a right of way. All plans included in our marketing are not to scale and are simply for identification purposes only.

### PLANNING PERMISSION:

The land has Full Planning Permission (Dated: 16th August 2024 – Reference: S23/2153) approved conditionally for one detached dwelling and a garage. Prospective purchasers' attention is drawn to the 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.





#### **LOCATION:**

From Bourne Town Centre, follow the A15 road northbound towards the village of Aslackby. From the A15, turn left onto Temple Road. Then, after around approximately 250 meters, turn left again onto Sovereign Street (which merges into Kirkby Underwood Road) and continue for approximately 150 meters. As the road bears left, the plot is straight ahead, marked by a R. Longstaff & Co 'For Sale' board.

The residential development plot is situated adjacent to 'The Ave', Kirkby Underwood Road, Aslackby, NG34 0HN.

The 'What 3 Words' location for the plot is [///compacts.shiver.flaunting](#).

The 'What 3 Words' location for the site entrance is [///juggled.vies.suggested](#).

#### **ACCESS:**

The buyer will have a right of way over the access roadway, which leads off from Kirkby Underwood Road. The seller will retain ownership of the access roadway.

#### **FENCING OBLIGATION:**

The buyer will be obligated to erect a wooden post and three rail fence (to at least 1.20m in height (around the North and East boundaries) within three months of completion.

#### **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. The seller will move an existing water pipe which runs through the land before completion (the water pipe presently serves the bungalow to the west - 'The Ave').

#### **METHOD OF SALE:**

The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Prospective 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.

#### **VAT:**

The agreed purchase price of the Land will not be subject to VAT.

#### **TENURE:**

Freehold with vacant possession upon completion.

#### **VIEWINGS:**

All viewings must be arranged by appointment only 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.

#### **LOCAL AUTHORITY:**

District & Planning: South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT - 01476 406 080



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#### 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. Floor plans 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: 16783

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

#### ADDRESS

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#### CONTACT

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