

DEVELOPMENT OPPORTUNITY
 Granby Gardens, High Street, Waddingham. DN21 4SW



Development Opportunity Waddingham

An outstanding development opportunity in the heart of the charming village of Waddingham - An exclusive setting for seven high quality homes.

The planning consent comprises of five detached houses and two detached bungalows. Consent was determined on the 5/1/2023.

This may be viewed as 'a ready to go' development opportunity, with full information disclosure of drawings and schematics by the seller. For marketing, full CGI design work for the site and each individual home also available.



The Units

Plot 1. 4 Bed Det House – GIFA 1,743 / 162 m².

Plot 2. 3 Bed Det Bung – GIFA 1,216 / 113 m².

Plot 3. 2 Bed Det Bung – GIFA 753 / 70 m².

Plot 4. 4 Bed Det House – GIFA 1,743 / 162 m².

Plot 5. 4 Bed Det House – GIFA 1,894 / 176 m².

Plot 6. 4 Bed Det House – GIFA 1,743 / 162 m².

Plot 7. 4 Bed Det House – GIFA 1,345/ 125 m².

Important notice: The above unit floor area are purely presented for guidance only and subject to verification by the buyers own further prudent investigations.



Planning

Local Planning Authority: West Lindsey District Council, Guildhall Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA. Tel: 01427 676676.

Website: <https://www.west-lindsey.gov.uk/planning-building-control/planning/view-search-planning-applications>

Planning Application: 145360 - Land to the rear of Marquis of Granby, High Street, Waddingham, Gainsborough, Lincolnshire, DN21 4SW. Application Determined 5/1/2023.

CIL Payment: £16,596.82 (TBC).

THE AREA

Waddingham is a very appealing small sleepy village, located in attractive open Ancholme Valley countryside with the imposing rolling hills of the Lincolnshire Wolds, designated as being 'An Area of Outstanding Natural', set on the eastern horizon. There is an attractive central village green, primary school and a Post Office/convenience store.

The village is less than 5 minutes from the A15 which conveniently runs south to the historic city Lincoln with its extensive range of shopping and social amenities, and north to the M180 and Scunthorpe. The nearby small north Lincoln Cliff escarpment town of Kirton Lindsey offers up a very good range of local services with supermarkets, public houses, convenience stores, post office, pharmacy, chocolatier, fast food providers and restaurants, doctor's surgery, hairdressers, barbers, primary and secondary schools and yet more.

There are also good routes out Scunthorpe and the surrounding market towns of Market Rasen, Brigg and Caistor which has an OFSTED outstanding grammar school.





Distances

Kirton Lindsey - 3.5 miles

Brigg - 7.5 miles

M180 - 7.5 miles

Caistor – 10 miles

Scunthorpe - 10.5 miles

Lincoln - 16 miles

Humberside Airport -16 miles

Humber Bridge - 22 miles

West Lindsey District Council

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

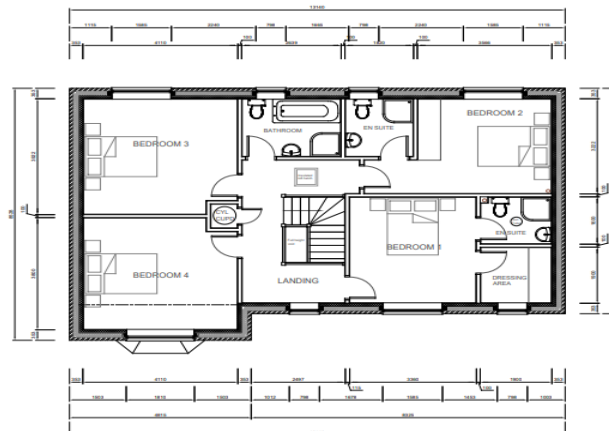
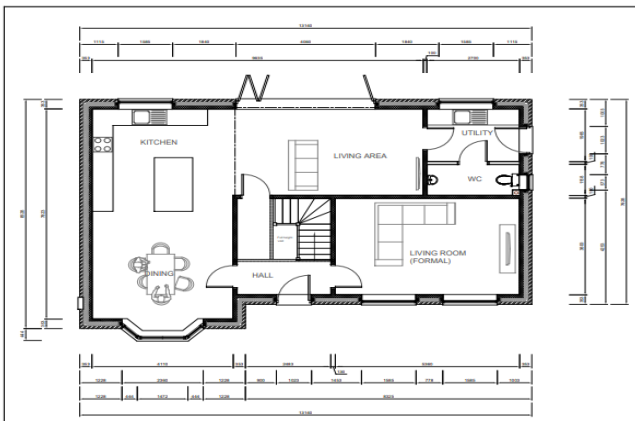
43 Silver Street, Lincoln. LN2 1EH

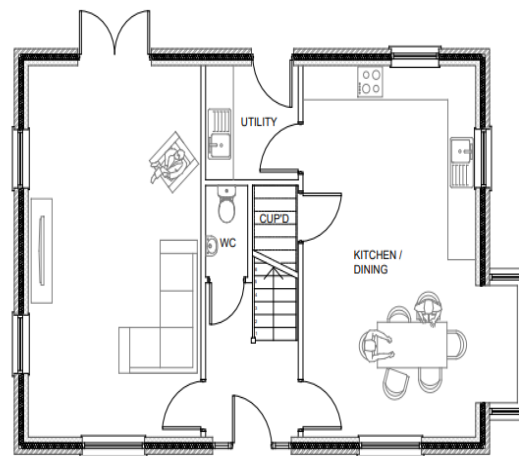
Tel: 01522 538888

Email: lincoln@robert-bell.org;

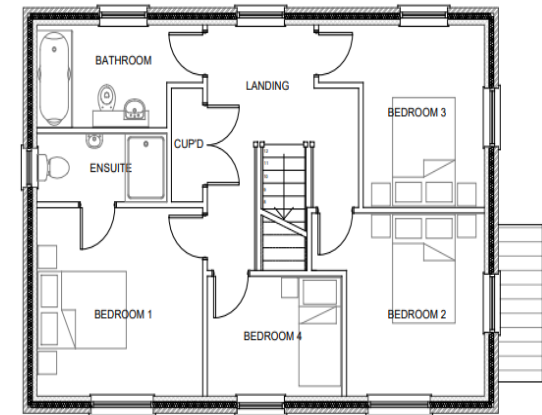
Website: <http://www.robert-bell.org>

Brochure prepared 15.7.2024

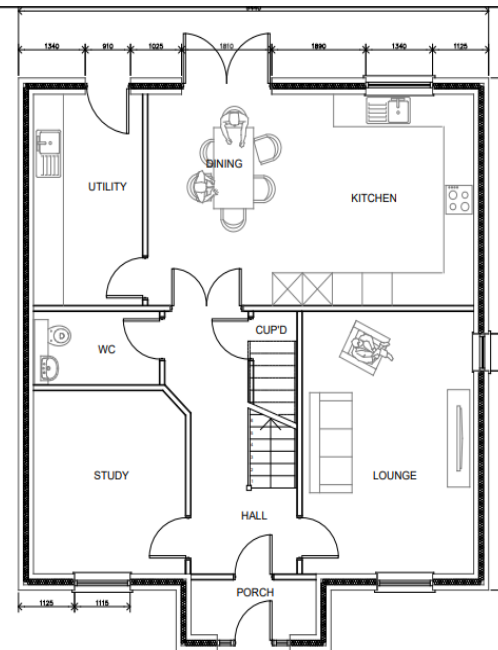




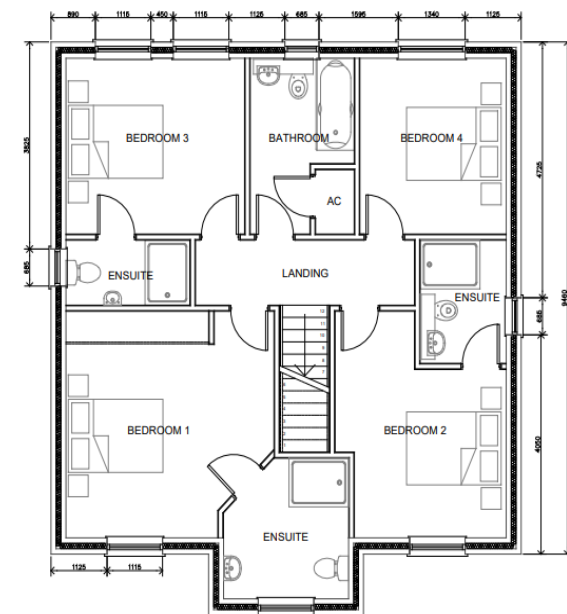
GROUND FLOOR PLAN
as proposed @ 1:50



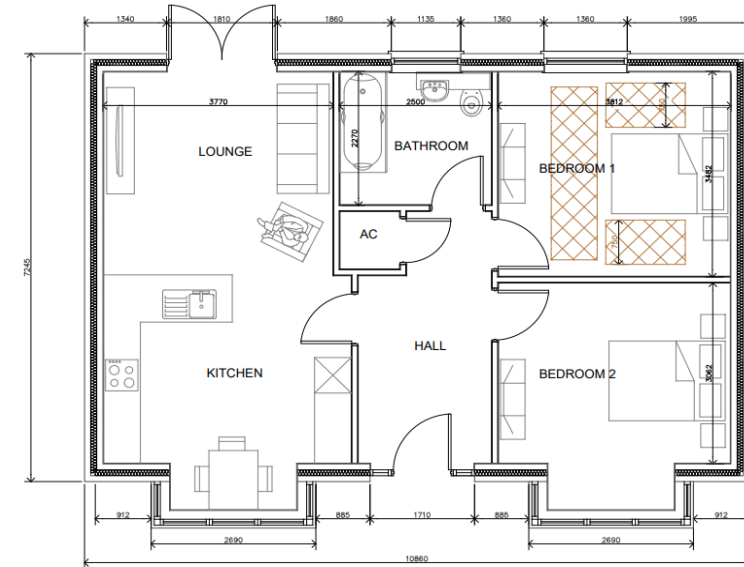
FIRST FLOOR PLAN
as proposed @ 1:50



GROUND FLOOR PLAN
as proposed - Scale 1:50



FIRST FLOOR PLAN
as proposed - Scale 1:50



FLOOR PLAN
as proposed @ 1:50

DISCLAIMER

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