

FOR SALE

**1.87 ACRES RESIDENTIAL DEVELOPMENT LAND (stp)
WILLOW FARM, THORESBY ROAD, TETNEY, LINCOLNSHIRE, DN36 5JU**



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LOCATION

Willow Farm is situated on Thoresby Road in the heart of the village of Tetney close to the junction with Church Lane. This is primarily a residential area with the village benefiting from a range of local amenities including shops, public house, primary school and golf course.

Tetney itself sits between the A16 and B1031 immediately to the south of the neighbouring village of Holton le Clay. Situated in the East Lindsey District of Lincolnshire the last recorded population was 1,725 people, however the village has increased in size over recent years as a result of new housing developments. The village has retained its character as a semi-rural village location. For a larger range of services Grimsby is 7½ miles to the north and Louth is 11½ miles to the south, both via the A16.

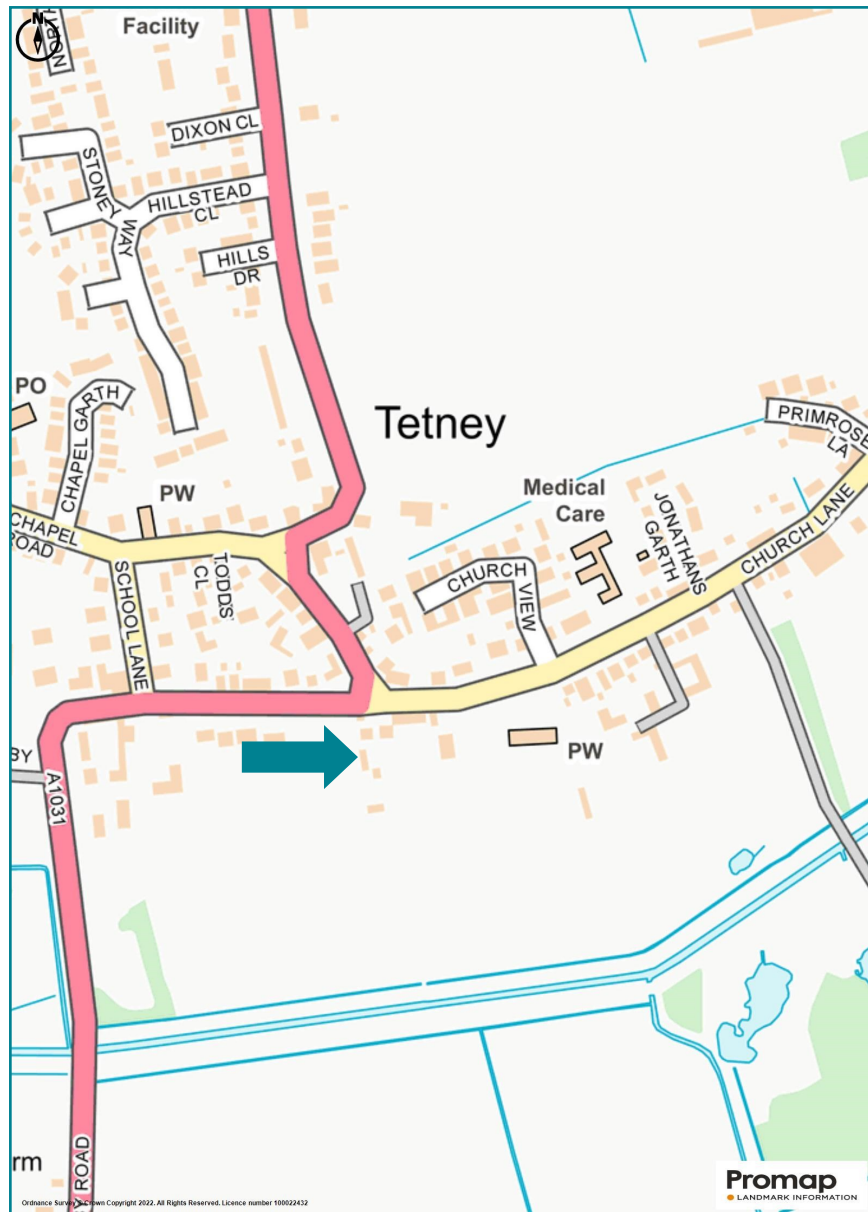
DESCRIPTION

The property comprises the site of the former Willow Farm. Willow Farm has a frontage to Thoresby Road of approximately 30 meters. The site provides a former farm house, outbuildings and farmland.

Hyde Architecture have produced the Concept Plan included within these marketing particulars which illustrates the demolition of the existing farm house and outbuildings and the construction of 11 executive style detached houses each with a double garage and large gardens. There is an access road from Thoresby Road and a shared internal drive. The majority of plots have south facing rear gardens.

PRE-APPLICATION PLANNING ENQUIRY

A pre-application enquiry was submitted to East Lindsey District Council in November 2021 for the development shown on the Concept Plan. To summarise “the Council can be supportive of this development and it is worthwhile considering the submission of an application.” A copy of the full response is available on request.



SITE AREA

The site area extends to approximately 0.76 hectares (1.87 acres). This has been calculated using Promap.

SERVICES

As far as we are aware all mains services are available for connection to the property. Prospective purchasers are advised to check on service availability / capacity prior to submitting their offer.

TENURE

The property is freehold.

ACCESS / ADDITIONAL LAND

The vendors own two areas of additional land adjacent to the property. The field to the south extends to approximately 1.74 hectares (4.30 acres) and the land to the east extends to approximately 1.99 hectares (4.90 acres). As part of the sale

ACCESS / ADDITIONAL LAND

the vendors will reserve a right of access over the land to be sold to their retained land. There is limited development potential for the retained land at the present time. The vendors will however consider including the land as part of the sale, subject to suitable terms being agreed. Alternatively they will be willing to grant a right of first refusal to the buyer of Willow Farm should they decide to bring the land to the market for sale in the future.

METHOD OF SALE / GUIDE PRICE

The property is being offered for sale by Private Treaty. The vendors will enter in to a conditional contract subject to the purchasers obtaining planning permission for residential development. The guide price is £1million.



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Chartered Surveyors and
Commercial Property Consultants

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FURTHER INFORMATION:

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