

# QUENTIN MARKS

2 West Street | Bourne | PE10 9NE

## 01778 391600

### Potential Building Land

### Haconby Lane Morton Bourne PE10 0NP

### £250,000



### Land For Sale, Morton



**GENERAL DESCRIPTION:** This is a site of just under 2 acres on which a pre-planning application has been submitted under reference S20/1795 to South Kesteven District Council. The application was for 1 unit, however the planners within their response letter dated 25th February 2021 have indicated that an application for 1 or 2 units may be more acceptable in principle.

# £250,000

Potential Development Land

Popular Village

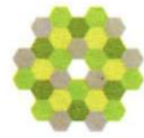
Approximately 1.9 Acres

Access off Haconby Lane

**Potential Building Land**  
**Haconby Lane**  
**Morton**  
**Bourne**  
**PE10 ONP**

HM Land Registry  
Official copy of  
title plan

Title number **LL296834**  
Ordnance Survey map reference **TF0924SE**  
Administrative area **Lincolnshire : South Kesteven**



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**GENERAL DESCRIPTION** This is a good site of approximately 1.9 acres. There is access from Haconby Lane, and all mains services are available in Haconby Lane.

**PLANNING SITUATION** Our clients submitted a pre-planning application, registered by South Kesteven District Council (SKDC) under reference S20/1795 for the erection of 1 dwelling. In their response dated 25th February 2021, SKDC noted that **'..the development of a 0.7ha site to accommodate just 1 dwelling is not considered to be an efficient use of land'**. SKDC do say, however, in their conclusions, that **'...a scheme for 1 or 2 dwellings may be more acceptable in principle if the house(s) were positioned in a way that made better use of the space.'**

Following various queries from interested parties regarding the access, which is towards the 'cemetery' end of Haconby Lane, our client has shared with ourselves an email thread between themselves, SKDC planning authority (Ref Miranda Beavers), and Lincolnshire County Council Development Management Department (Jon Sharpe) advising **'I can confirm the proposed access arrangements would still be suitable, in highway terms, for the provision of two dwellings on the enquiry site.'**

**CONCLUSION** Whilst any intending applicant would need to submit their own planning application, it should be noted that SKDC are reasonably positive in terms of this site and its potential. It should be noted that the

information provided within these sales particulars accurately reflects the information provided to ourselves, however any intending applicant would need to make their own formal planning application.

**ADDITIONAL INFORMATION** Our clients also own adjacent land of approximately 3 acres for which a pre-planning application was also submitted giving a reasonably positive response for 6-10 units. Please see separate listing.

A full copy of the response to the pre-planning app by SKDC can be supplied on request.

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991  
Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.