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# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



**PLOT ADJACENT TO, 21 Chapel Street, Haconby , Bourne , PE10 0UL**

**£150,000 Freehold**

- Individual Building Plot
- Popular Residential Location
- Village Location
- No Onward Chain
- Planning for Detached

A unique and exciting opportunity to purchase a sizable building plot in a pretty Lincolnshire village location. The plot consists of garden land to the side of 21 Chapel Street Haconby. Planning has been granted for erection of a detached dwelling house and garage plus the formation of new vehicular access.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### **GENERAL**

This individual building plot has planning permission for a single storey dwelling, garage and the formation of a new vehicular access. Planning permission was granted on 19/07/2019 by South Kesteven District Council under reference number S19/0946. Buyers should make their own enquires via the SKDC website.

#### **LOCATION & GENERAL INFORMATION**

Haconby is a pretty Lincolnshire village located approximately 4 miles North Of Bourne and approximately 9 miles from Stamford. Haconby itself benefits from a local pub that serves excellent food and beverages and also a thriving local Church with many community events. Bourne itself is a thriving market town that benefits from several national supermarkets, local shops and many different bars and restaurants. There are excellent primary and senior schools including Bourne Grammar and Bourne Academy and there is





a free school bus for senior school children from the village. The building plot is located on the Eastside of 21 Chapel Street and currently is a large residential garden.

#### **SIZE**

The plot measures approximately

It is envisaged that the dwelling will be a two storey detached house with a detached garage.

A copy of the site plan is attached for identification purposes only. Please note this is not to scale.

#### **AGENTS NOTE**

The plot is currently a mature garden with areas of lawn, gravel and mature tree and shrub borders. Buyers will be responsible for clearing the site.

#### **EASEMENTS, WAYLEAVES AND RIGHTS OF WAY**

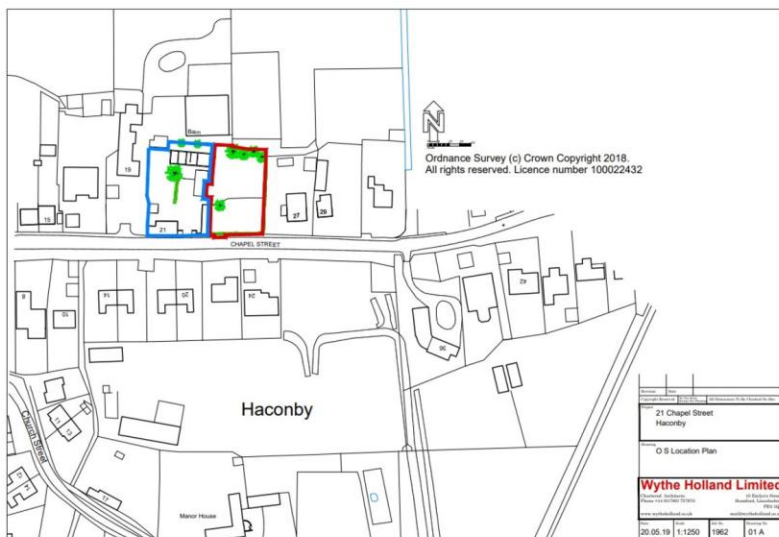
This land is being sold subject to the benefit of all easements, wayleaves and rights of way where they exist and whether referred to in these sales particulars or not.

#### **SERVICES**

Mains water and electricity are connected to 21 Chapel Street. Interested parties should make their own enquires with the relevant undertakings to get quotes for connection.

#### **CONTACT INFORMATION**

Planning consent granted by South Kesteven District Council, St Peters Hill, Grantham, Lincs NG31 6PZ - 01475 406080  
Anglian Water 0800 919155  
Lincolnshire County Council 01522 552222



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**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND**

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 17590**

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**

R. Longstaff & Co LLP.

23 North Street

Bourne

Lincolnshire

PE10 9AE

**CONTACT**