

***ANCASTER DRIVE,
SLEAFORD, NG34 7LY***



£85,000

An extremely rare opportunity to purchase a residential building plot with planning permission for a Two Bedroom Detached Bungalow, located within this sought after and popular residential area between Grantham Road and London Road. The property is located close to the town's facilities and amenities and measures approximately 275 sq. m., with the bungalow having a gross internal floor area of 61.4 sq. m. The plot has access to all necessary utilities and has full planning permission granted under application number 23/1291/VARCON, dated 15th January 2024.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our office, follow the one way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossing, turn left into London Road. Take the fourth turning the right into Ancaster Drive where the plot is located on the left hand side as indicated by our 'For Sale' board.



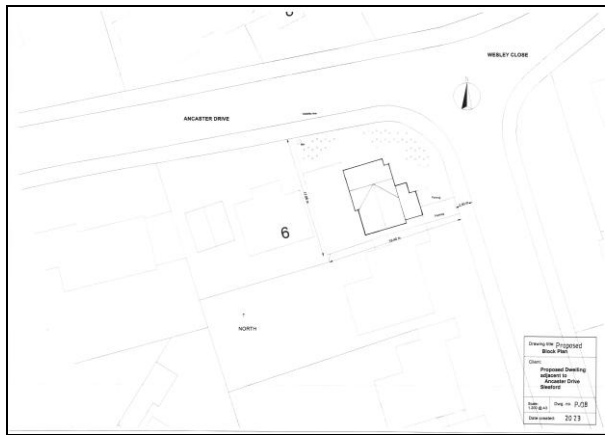
Plot



Further Aspect



Existing Block Plan



Proposed Block Plan



Plan & Elevations



Front Aspect From Road

Town and Country Planning Act 1990
**Application to vary or remove a
 planning condition**



Name and address of applicant

Name and address of agent (if any)

Notice of decision to grant planning permission

Application number: 23/1291/VARCON

Proposal: **Erection of a single storey dwelling (resubmission of previously approved 22/1167/FUL) - amendments to design and increase in floor space**

Location: **Ancaster Drive Sleaford Lincolnshire NG34 7LY**

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be constructed entirely of the materials details which are indicated within the submitted material schedule email received 11th January 2024; or in accordance with such alternatives as **may be agreed** in writing with the district planning authority.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with policy S53 of the Central Lincolnshire Local Plan (Adopted 2023).

- 3 Prior to the first occupation of any dwelling/building, details of boundary treatment shall have been submitted to and **agreed in writing** by the district planning authority. Such details shall indicate the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details prior to the dwelling being first occupied

Reason: In the interests of privacy and visual amenity to accord with policy S53 of the Central Lincolnshire Local Plan (Adopted 2023).

Date: 15th January 2024
 District Council Offices, Kesteven Street
 Sleaford, Lincolnshire, NG34 7EF

Mark Williets
 Development Manager

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 22/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**