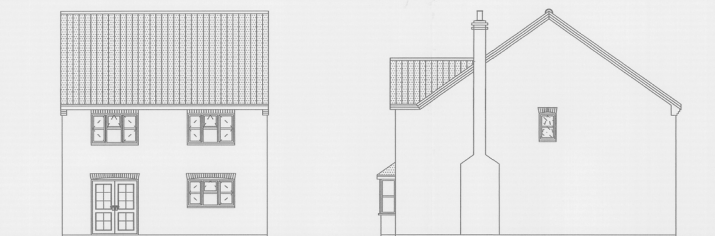


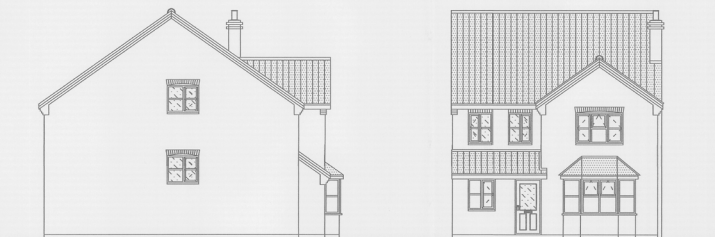


3.34 Acre Building Plot
Off School Lane, Thorpe on the Hill



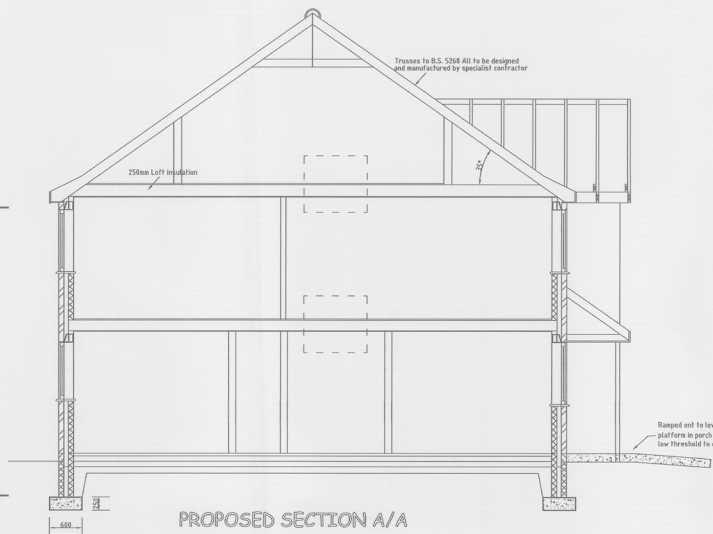
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

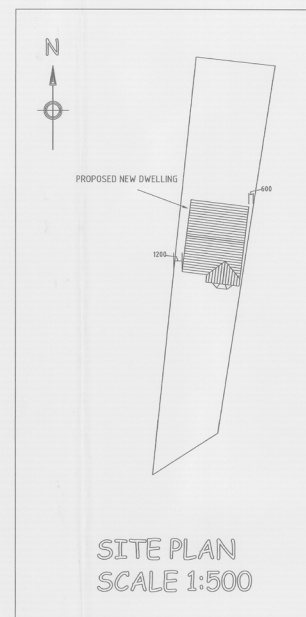


PROPOSED SIDE ELEVATION

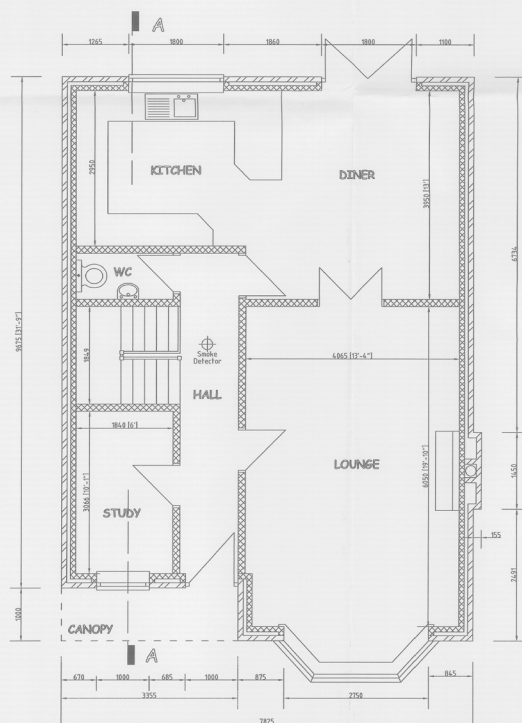
PROPOSED FRONT ELEVATION



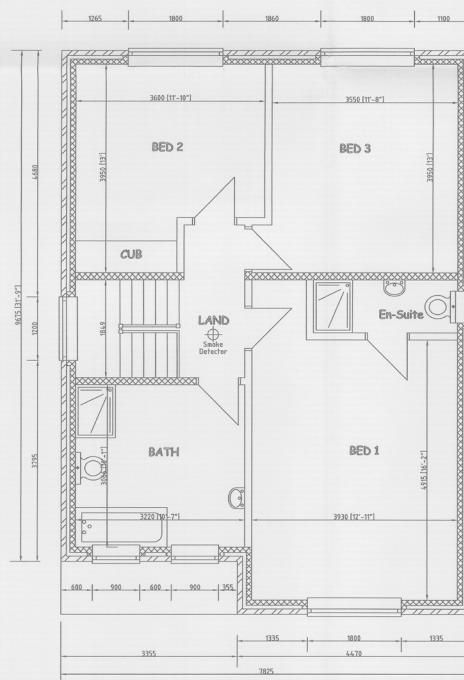
PROPOSED SECTION A/A



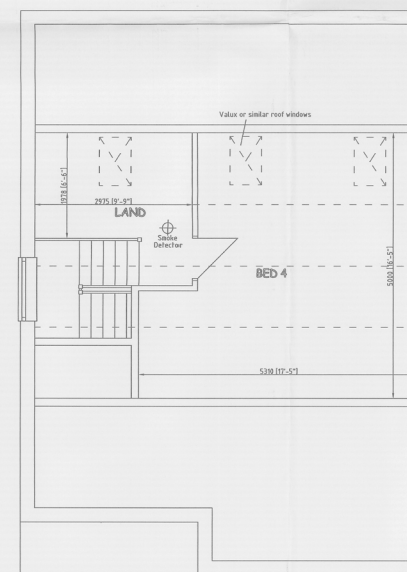
SITE PLAN
SCALE 1:500



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN 64/1360/07

NOTES

1029M Heritage Old English mixture or similar type outerleaf brickwork.
Clay Pantile roof covering with half ridge, plain clay rosemary tiles over bay window.

18 DEC 2007
DISTRICT COUNCIL

Previous Application No:
N/64/0667/07

DATE:
NOVEMBER 2007

PROJECT:
PROPOSED NEW DWELLING
(Amended)

PROJECT DETAILS:
LAND OFF:
SCHOOL LANE
THORPE-ON-THE-HILL
LINCOLN
LN6 9BS

CLIENT:
MR D O'KEEFFE

DRAWING No:
PRL 695/07

DRAWN BY:
D O'KEEFFE

SCALE:
1:100 1:50 or Stated

THORPE DESIGNS
POULTRY FARM
STATION ROAD
THORPE-ON-THE-HILL
LINCOLN
01522-509520
07770-446423

APPROVED

Building Plot, Off School Lane, Thorpe on the Hill

A rare opportunity to acquire a single building plot with full planning permission for a four bedroom, three storey family home. The site occupies a substantial plot extending to around 3.34 acres within the highly sought-after village of Thorpe on the Hill.

Outline planning permission was granted by North Kesteven District Council for the erection of a dwelling under application number N/64/175/04. Approval of reserved matters was granted on the 12th November 2007 under application N/64/1360/07 and a commencement of work was signed off in July 2011 by North Kesteven District Council.

The site enjoys excellent access to Lincoln, Newark and Grantham, whilst benefiting from the village's popular community atmosphere and attractive rural surroundings. Opportunities of this nature with planning consent in a prime Village location, are seldom available.



Location

Thorpe on the Hill is a highly regarded Lincolnshire village situated approximately six miles south-west of the historic Cathedral City of Lincoln. Nestled on the edge of open countryside the village offers an attractive blend of rural tranquillity and everyday convenience.

The village benefits from a strong sense of community and provides a range of local amenities, including a primary school, village hall, public house and nearby recreational facilities. Extensive walking, cycling and wildlife routes can be enjoyed at Whisby Nature Park and the surrounding countryside, making the area particularly appealing to outdoor enthusiasts.

Excellent transport links are available, with easy access to the A46 bypass providing swift connections to Lincoln, Newark and major road networks beyond. Regular rail services are available from Lincoln and Newark offers a high speed connection to London King's Cross in 75 minutes.

Further amenities available in the neighbouring areas of North Hykeham and South Hykeham. Combining a desirable village setting with excellent accessibility, Thorpe on the Hill remains a sought-after location for families, professionals and those seeking a semi-rural lifestyle within easy reach of the city.

Town & Country Planning

Outline planning permission was granted by North Kesteven District Council for the erection of a dwelling under application number N/64/175/04. Approval of reserved matters was granted on the 12th November 2007 under application N/64/1360/07 a commencement was signed off in July 2011.

<https://planningonline.n-kesteven.gov.uk/online-applications>

Services

Interested parties are advised to make their own enquires into the cost and availability of services.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band to be confirmed after the works are complete.

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



DRAWING
LANDSCAPING DETAIL

Application No:
N/64/0667/07

DATE:
OCTOBER 2007

PROJECT:
PROPOSED NEW DWELLING
(Resubmission)

PROJECT DETAILS:
LAND OFF:
SCHOOL LANE
THORPE-ON-THE-HILL
LINCOLN
LN6 9BS

CLIENT:
MR D O'KEEFFE

DRAWING No.:
PRL 693/07

DRAWN BY:
D O'KEEFFE

SCALE:
1:200 or Stated



APPROVED THORPE DESIGNS

POULTRY FARM
STATION ROAD
THORPE-ON-THE-HILL
LINCOLN
01522-509520
07770-446423





Directions - LN6 9BN

From the A46 Hykeham Roundabout turn right onto Middle Lane and then turn right onto Little Thorpe Lane and the plot can be found immediately on your left at the start of School lane.

<https://what3words.com/still.whimpered.blows>

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com

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Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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