

HUNTERS[®]

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Church Road

Upton, Gainsborough, DN21 5NS

£425,000



Unexpectedly back on the market

Development land for sale with planning permission for five executive properties.

Application ref: 144574 dated 14 March 2022 with appeal dated 7 February 2023 ref: APP/N2535/W/22/3312024 allowed.

DESCRIPTION

A development site has become available to the open market with planning permission for FIVE executive properties under West Lindsey Planning Application Number: 144574 dated 14 March 2022 with appeal dated 7 February 2023 ref: APP/N2535/W/22/3312024 allowed. Situated in the popular village of Upton which has access to the market town of Gainsborough and the Cathedral City of Lincoln which are well served with amenities including retail outlets, schools, cafes and restaurants, leisure and medical facilities. We are advised that the site is subject to a CIL payment (Community Infrastructure Levy) and prospective buyers should make further enquiries in this regard.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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