



## Building Plot, Fieldside, Ingham, Lincoln, LN1 2XH



Book a Viewing!

**£105,000**

A unique opportunity to purchase a residential building plot, offering the purchaser a self-build opportunity in conjunction with Messrs Millcroft Development and BR Developments. Millcroft Development and BR Developments have been planning, designing, creating and delivering homes of distinction across Lincolnshire and Nottinghamshire for over 20 years. With exceptional attention to detail and outstanding finishing. The new proposed dwelling, as per the current Architect's drawings, would benefit from accommodation comprising of an Entrance Hall, Lounge, Study, Open Plan Kitchen and Dining Area, Utility Room and Separate WC. The First Floor Landing leads to three Bedrooms, En-Suite to the Principal Bedroom and Family Bathroom. Outside there is a private access Lincoln Road. PLANNING PERMISSION has been granted to erect 1no. Dwelling with Integral Single Garage. West Lindsey District Council - PLANNING APPLICATION NUMBER: 147799. The vendor would also consider selling the building plot on an individual basis



# Fieldside, Ingham, Lincoln, LN1 2XH

**COUNCIL TAX BAND – TBC**

**LOCAL AUTHORITY -** West Lindsey District Council

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

## LOCATION

The village of Ingham lies to the North of the historic Cathedral and University City of Lincoln and can be accessed via the A15. There are many local amenities including The Inn on The Green and The Black Horse public houses, church, Doctor's surgery, school and playgroup, mini market and regular transport links into Lincoln City Centre.

## PLANNING APPLICATION.

**Date of application: 08/01/2024 Application number: 147799**  
 Planning application to erect 1no. bungalow with integral single garage being to vary conditions 3,4, 5 & 8 and remove condition 7 of planning permission 138305 granted 26th October 2018 - amended design & materials.

## SPECIAL NOTE

Our client has indicated that their preference would be to be involved with a potential purchaser and the construction of the new proposed dwelling. This gives the opportunity for any purchaser to be involved throughout the construction with renowned local developers.

Our client would also consider selling the building plot on an individual basis.

## ACCOMMODATION

### ENTRANCE HALL

LOUNGE 15' 5" x 12' 11" (4.71m x 3.95m)

STUDY 12' 11" x 6' 6" (3.95m x 2.00m)

KITCHEN AREA 12' 5" x 15' 1" (3.81m x 4.61m)

DINING AREA 16' 6" x 11' 5" (5.04m x 3.50m)

UTILITY ROOM 7' 10" x 6' 10" (2.40m x 2.10m)

### FIRST FLOOR LANDING

BEDROOM 14' 9" x 12' 3" (4.52m x 3.75m)

### EN-SUITE

BEDROOM - 18' 8" x 14' 3" (5.71m x 4.35m)

BEDROOM - 12' 5" x 8' 4" (3.81m x 2.55m)

### BATHROOM

SINGLE INTEGRAL GARAGE - 15' 1" x 8' 2" (4.61m x 2.51m)

**Ground Floor**  
 Approx. 89.8 sq. metres (966.8 sq. feet)



**First Floor**  
 Approx. 74.7 sq. metres (804.2 sq. feet)



Total area: approx. 164.5 sq. metres (1771.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
 Plan produced using PlanUp.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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29 – 30 Silver Street  
 Lincoln  
 LN2 1AS  
 01522 510044

22 Queen Street  
 Market Rasen  
 LN8 3EH  
 01673 847487

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