



Building Plot, Hall Garden Cottages, Newton NG34 0DZ

 **NEWTON FALLOWELL**

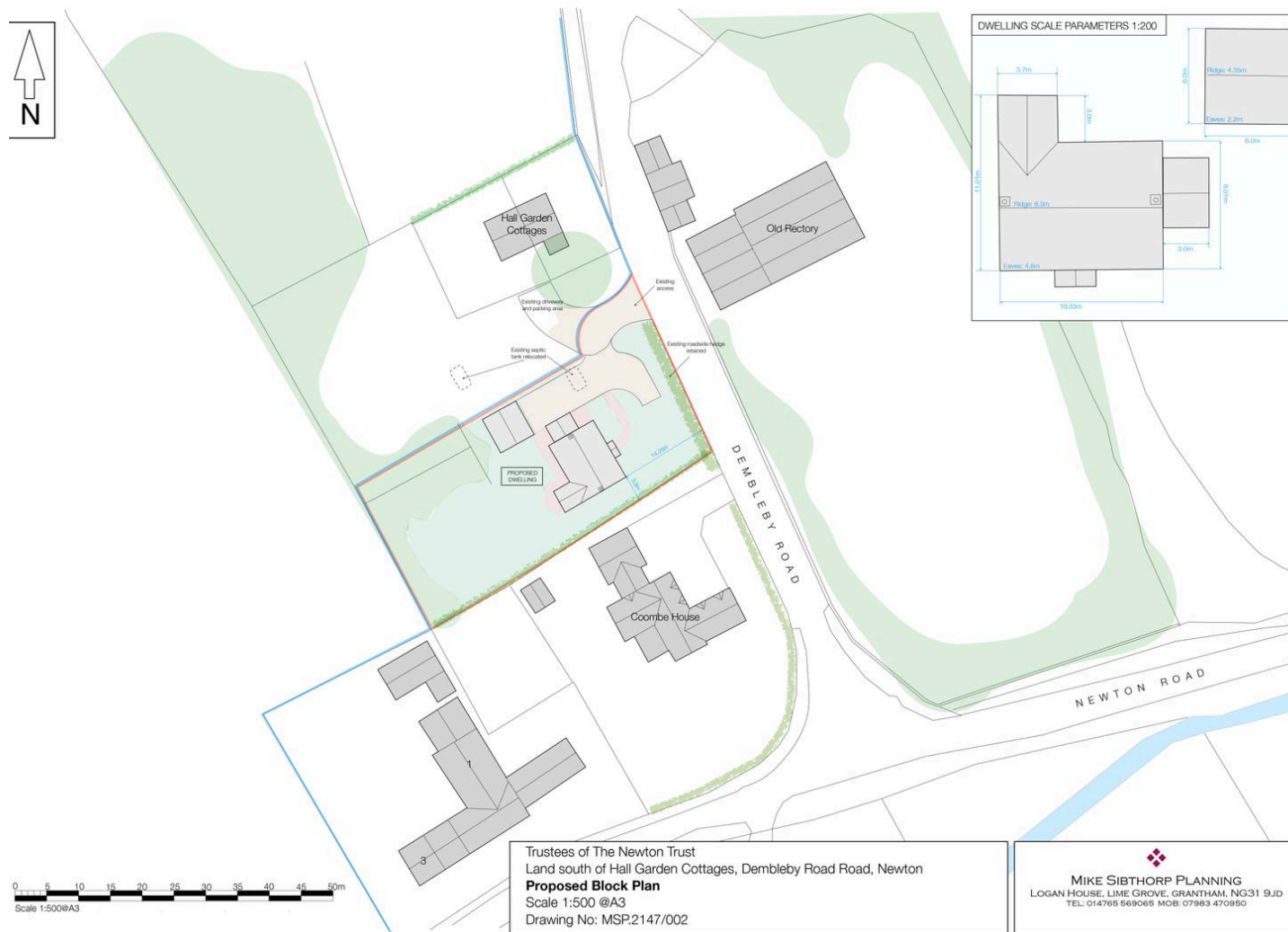
Building Plot, Hall Garden Cottages

Dembleby Road, Newton, Sleaford

A rare opportunity to purchase a good sized single building plot nestled within a delightful conservation village. The site is generally level and extends to approximately a third of an acre with attractive semi rural aspects to the south and west. Outline planning consent has been granted for the construction of a single detached dwelling with final design and materials to be agreed with the local planning office.

Tenure: Freehold

- Individual Building Plot
- Attractive Conservation Village
- Level Site of 0.32 Acres
- Outline Consent for Single Dwelling
- Ideal Self Build Project
- Aspects to the south and west
- View by Appointment
- Parking on Site





DIRECTIONS

Leave Grantham via the A52 east and proceed for approximately 9 miles before turning right where signposted NEWTON. Proceed over the hill and the plot will be found on the right hand side to the south of Hall Cottages. Postcode NG34 0EB. what3words ///cuddled.coverage.racks

PLAN

The plan included with these particulars is for general identification purposes and will be superseded by an accurate conveyancing plan.

PLANNING PERMISSION

Outline planning permission (application number 25/1026/OUT) for the erection of a single dwelling was granted by North Kesteven District Council in April 2026.

BOUNDARIES

The Purchaser will be responsible for creating and maintaining a new northern and western site boundaries of post and four rail specification.

COVENANTS

The sale is subject to standard Estate covenants to protect the village setting and existing properties. In particular the development is limited to a single dwelling for residential use only. There is an existing septic tank within the curtilage of the plot serving Hall Cottages. It is intended that a new treatment plant for the cottages will be provided by the vendors within their retained land, subject to transitional arrangements.

SERVICES

Mains water and electricity are available for connection. Drainage will be to a new private system.





SOLICITORS

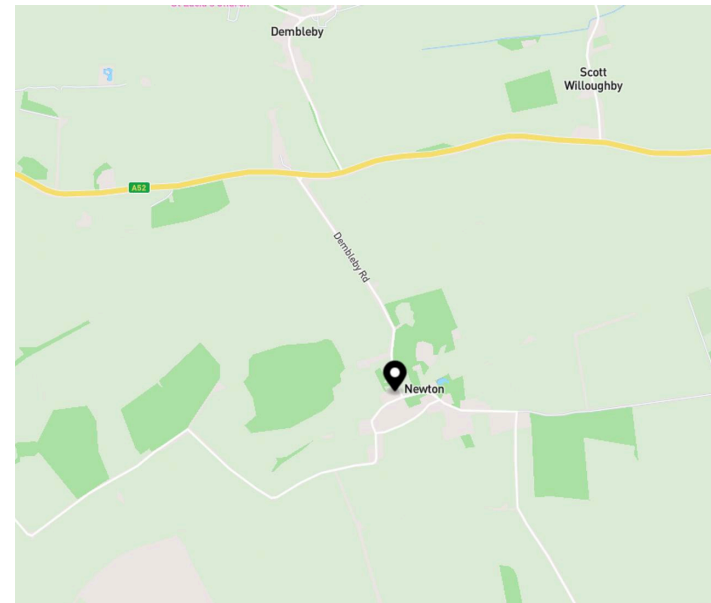
Chattertons, 9 Broad Street, Stamford, Lincolnshire PE9 1PY
01780 764145

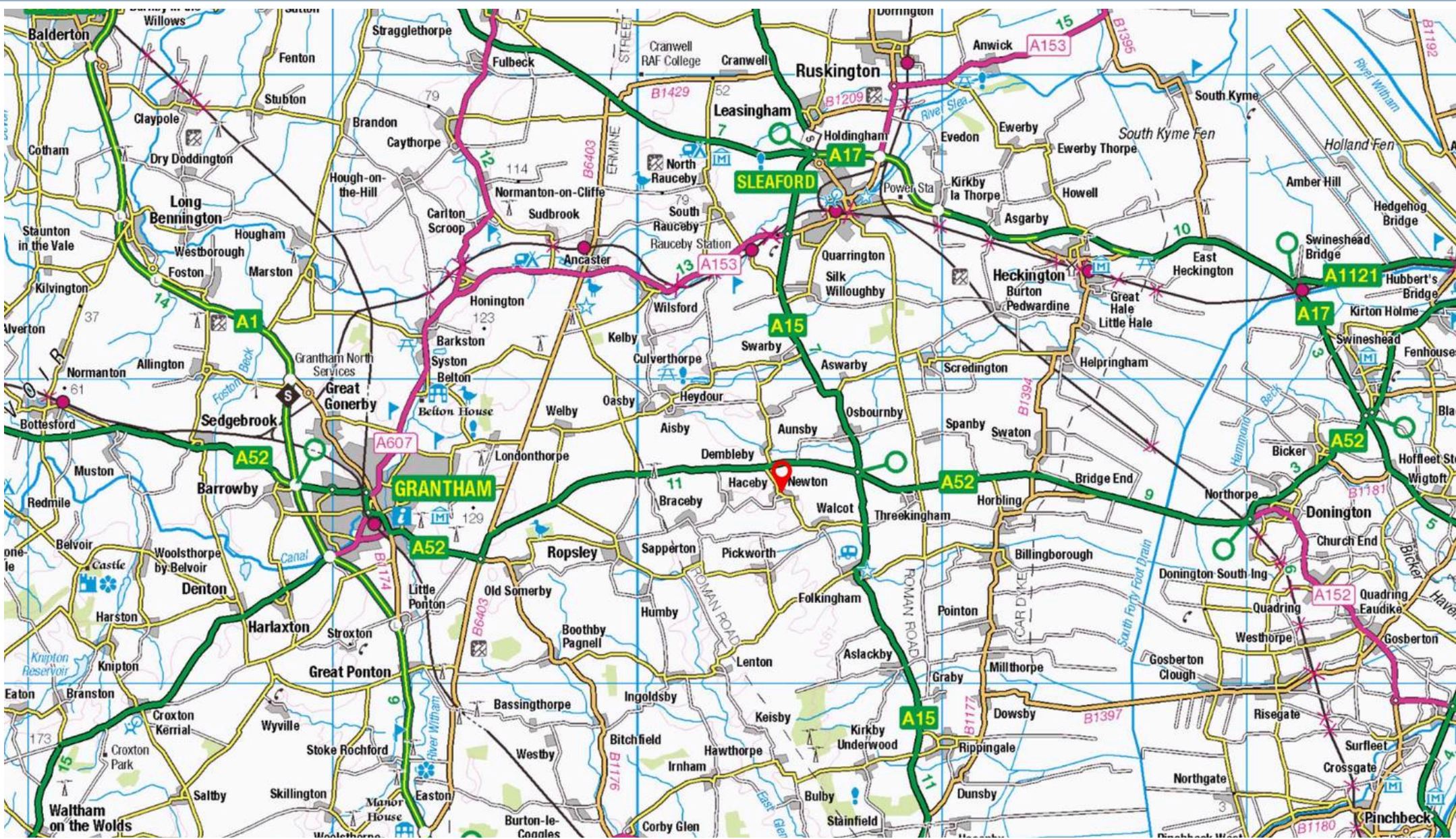
AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

VIEWING

By prior appointment through Newton Fallowell 01476 591900





Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/