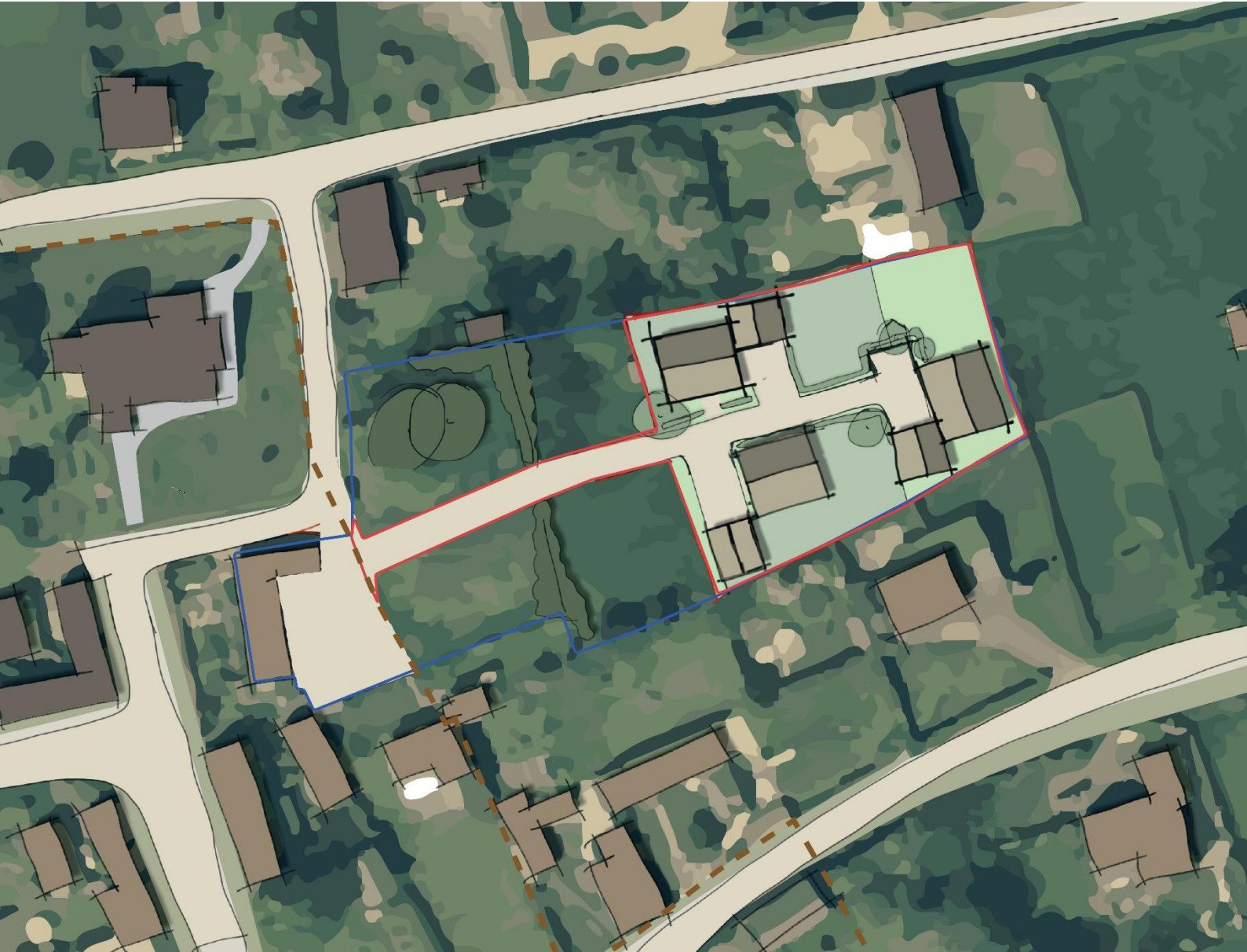


**RESIDENTIAL DEVELOPMENT OPPORTUNITY
SPRINGTHORPE, GAINSBOROUGH
DN21 5QA**



FOR SALE BY PRIVATE TREATY AS A WHOLE

**Residential Development Site with Outline Planning Consent for 3 Detached Houses
Springthorpe, near Gainsborough**

**OFFERS IN EXCESS OF:
£150,000**

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GENERAL REMARKS

The site is located on a green field site in the attractive village of Springthorpe, approximately 4 miles from Gainsborough, 15 miles from Lincoln, and 15 miles from Scunthorpe.

THE PLOT

The site as shown in red on the attached site plan extends to approximately 0.36 acres (0.14 hectares) of land. The land is accessed off Church Lane along the route edged and hatched blue on the plan at the rear of these particulars. The land is available for sale with vacant possession.

PLANNING PERMISSION

Outline planning permission for 3 detached house has been granted by West Lindsey District Council, Consent No. 136532 dated 6th July 2018.

Details of all the planning documents, surveys and reports can be found on the West Lindsey District planning Council web-site.

http://docs.westlindsey.gov.uk/publisher/mvc/listDocuments?identifier=Planning&CaseNumber=136532&_ga=2.131453967.1670010023.1552055867-1681421927.1552055867

SERVICES

The purchaser will be responsible for making their own enquiries in respect of the services and connections.

ACCESS

The access to be constructed and maintained by the purchaser. The vendor will retain ownership of it and a right to use it to access their adjoining land and property. A right of way to the land for sale will be granted by the vendor.

SPECIAL CONDITIONS OF SALE

The site is sold subject to the following conditions:-

- That no more than 3 dwellings shall be constructed within the site
- That a right to construct, use and maintain the access road will be granted by the vendor. The vendor will retain ownership of the access road once constructed
- The vendor and their tenants retain the right at all times to use the access road for gaining access to adjoining land and property. The vendor to pay a proportion of road maintenance costs according to user

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LOCAL AUTHORITY

West Lindsey District Council
Guildhall
Marshall's Yard
Gainsborough
Lincolnshire
DN21 2NA

Tel: 01427 676676

Email: customer.services@west-lindsey.gov.uk

VIEWING

Please contact the agent for viewing arrangements

Tel: 01522 510234

Fax: 01522 511274

E-Mail: tom.anderson@jasmartin.co.uk

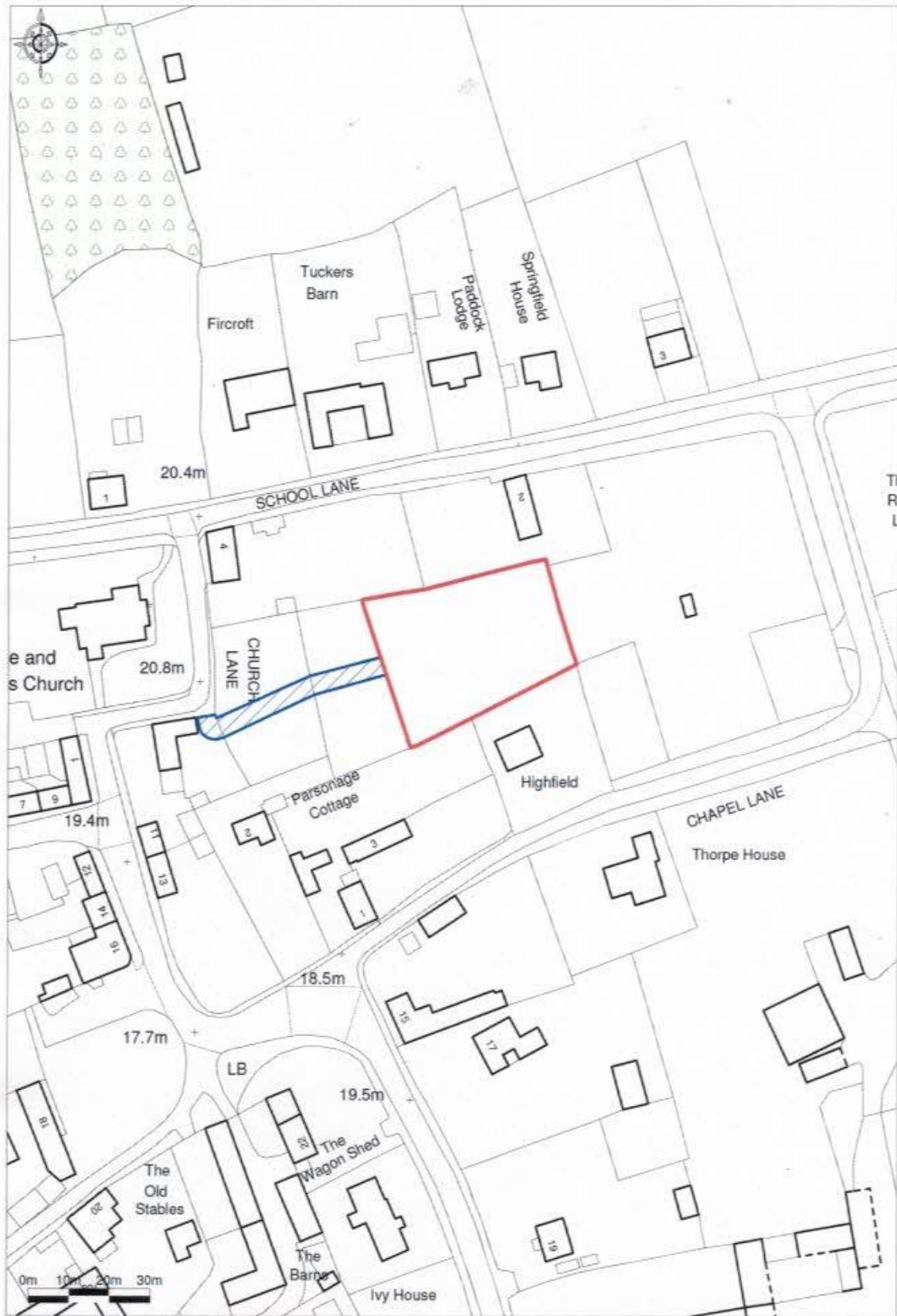
OFFERS

All offers should be made direct with the Sole Selling Agents, Jas. Martin & Co., 8 Bank Street, Lincoln, LN2 1DS.

MISREPRESENTATIONS

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further inquiries with a view to taking up negotiations. They are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the understanding that neither Agents nor Vendors are to be or become under any liability for claims in respect of their contents. In the event of the Agents supplying any further information or expressing an opinion to a prospective purchaser whether oral or in writing such information or opinion must be treated as given on the same basis.

These particulars were prepared in March 2019.



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