



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

Residential Building Land for 9 Dwellings, Chestnut Avenue (Poplar Road), Bucknall, Lincs LN10 5DU

Guide Price £450,000

## **Residential Building Land at Chestnut Avenue (also known as Poplar Road) Bucknall, Lincolnshire LN10 5DU – 1.28 Acres (or thereabouts).**

A development site for total of 9 dwellings - comprising 5 no. dwellings on frontage land and a further 4 no. dwellings to the rear of the site. In the sought after village of Bucknall, Lincolnshire.

### **Location**

The village of Bucknall has a primary school, church and active community centre; with local shopping a short drive away at Bardney, plus further shopping and social facilities at Woodhall Spa, Horncastle and Lincoln (approximately 6, 8 and 15 miles away respectively).

### **Situation**

This in-fill site is situated on a cul-de-sac set to the north west of the village, occupying an overall site area of approximately 1.28 Acres (0.52 Hectares).

Boundaries include a live hedge to most of Chestnut Avenue, existing fencing and hedging to properties adjoining the site, plus a post and two wire strand fence delineating the field boundary to the adjacent land.

### **Planning Summary**

The land is offered for sale with the benefit of detailed Planning Permission for the erection of seven detached dwellings and two semi-detached dwellings.

### **Planning Details**

For planning purposes, the land was split into two sites - the frontage land for the erection of 5 houses and the land to the rear for the erection of 4 houses.

For the frontage land, the application numbers for the respective Outline Planning Permission and Approval of Reserved Matters are S/022/01851/15 and S/022/01266/19. An application for non-material amendments to that previously approved under planning permission ref number S/022/1266/19 – land off Chestnut Avenue Bucknall was approved on 26 August 2021. An application was made to discharge the last two outstanding planning conditions on 23 July 2021

The development of the frontage land began on 14<sup>th</sup>/15<sup>th</sup> September 2021 which showed the planning authority that the development had commenced in accordance with the planning permissions.

These works included organising a specialist firm to plot out the actual boundaries to Plot 1, and the provision of posts positioning the exterior corners of the proposed house, the driveway and hammerhead; providing an access gap to the roadside hedge; provision of a stoned driveway plus hammerhead; digging the footing for one wall of the garage for the house and providing the appropriate concrete foundation for the brickwork to this said wall.

Building regulation approval for this work was provided by Quadrant Building Control.

Photographs of the completed works plus a copy of the building regulation site report is available on the planning website of East Lindsey District Council.

In respect of the rear land, the application numbers for the respective Outline Planning Permission and Approval of Reserved Matters are S/022/02324/17 and S/022/01091/20.

## Amenities & Services

Foul water drainage is available to Chestnut Avenue and a surface water drainage connection is available at Town Hill Lane.

A detailed scheme to provide a new surface water drain from the subject site to the connection to Town Hill Lane plus the on-site foul and surface water drains and connections to the foul and surface water drains in the public highway, has been approved by Anglian Water.

Electricity and clean water services are available to Chestnut Avenue. However, there is no mains gas supply to this village. Overhead telephone wires are provided to Chestnut Avenue.

Under an agreement between the seller and Western Power Distribution, the appropriate electricity capacity for this site has been provided from the substation on Town Hill Lane.

Details of the approved on and off-site foul and service water drains is available on the Council's planning website.

## Planning Authority

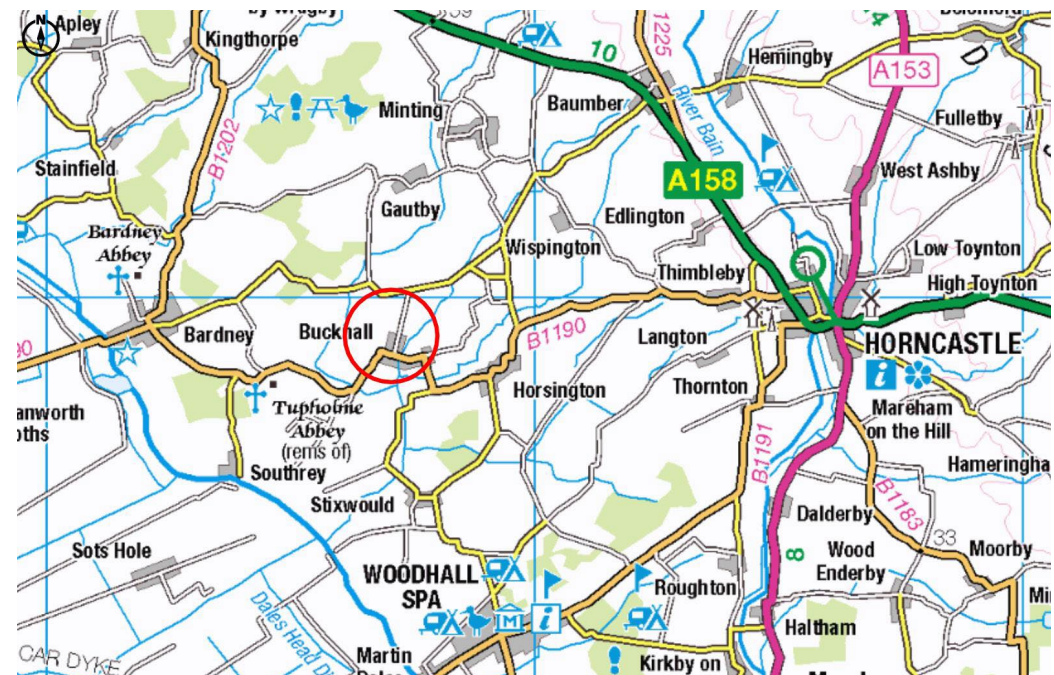
East Lindsey District Council  
Tedder Hall  
Manby Park  
Louth  
LN11 8UP  
Tel: 01507 601111

## Viewing

Prospective purchasers may view the Land during daylight hours with a set of the Particulars of Sale to hand.

## Additional Information

Further assistance is available from Nicholas Sharp who will be happy to discuss your proposals for the site and answer any queries.



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.