



Superior Building Plot
Dams Lane, Belchford, Lincolnshire
Asking Price £150,000

Willsons
SINCE 1842

Superior Building Plots

Dams Lane, Belchford, Horncastle,
Lincolnshire, LN9 6LH

“AGENT’S COMMENTS”

Willsons are pleased to be able to offer for sale this unique opportunity to purchase a superior building plot, situated in an elevated position with extensive views over the surrounding countryside.

Planning permission has recently been granted for the construction of a single superior dwelling houses with a garage.

ABOUT THE AREA

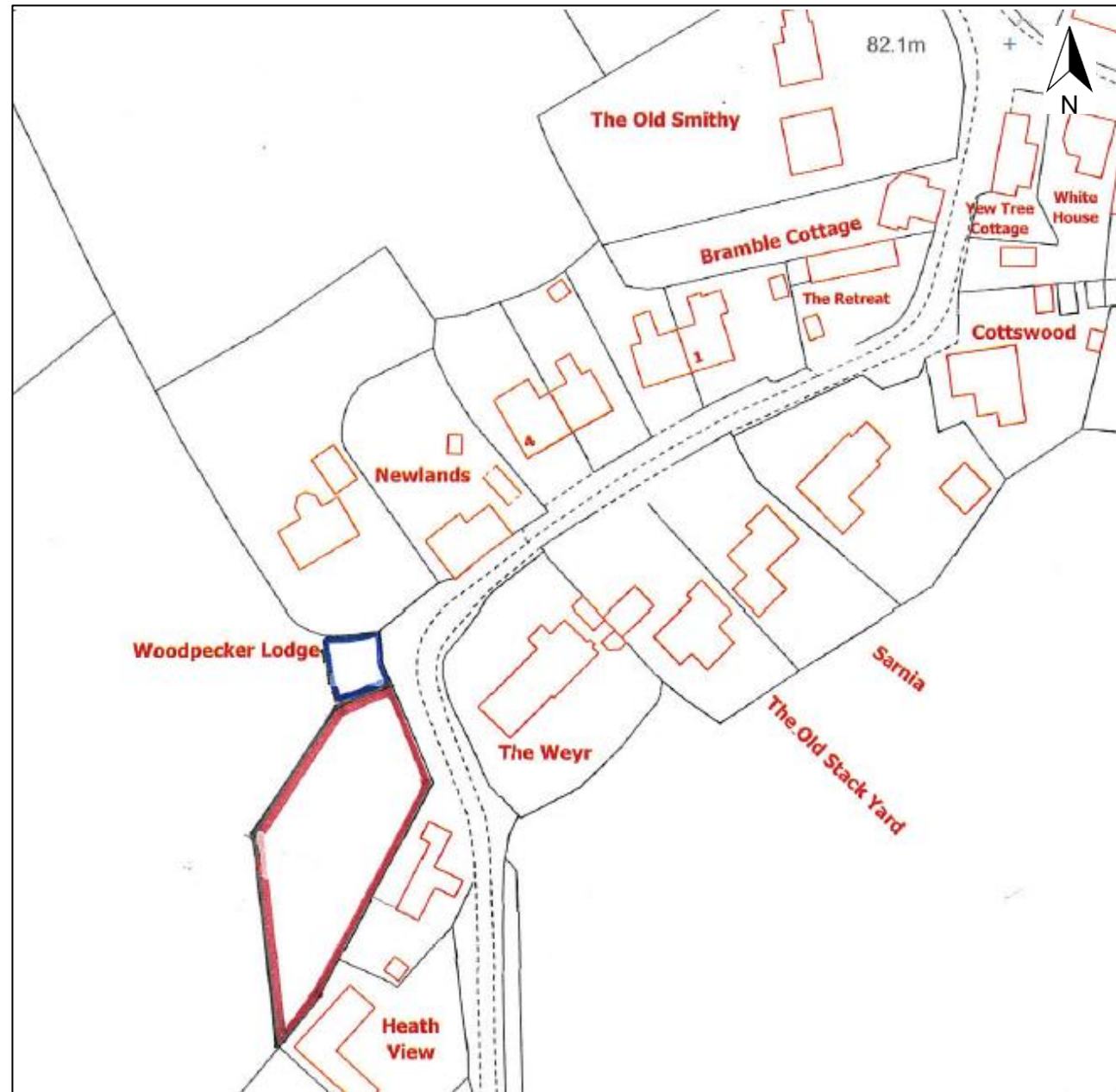
Belchford is a village situated in the Lincolnshire Wolds in an Area of Outstanding Natural Beauty. Belchford has a Public House, Village Hall and many walks. Cadwell Park racetrack is approximately 5 miles to the north. The nearby villages of Scamblesby & Tetford both have primary schools with Tetford also having a Doctor’s surgery. Horncastle is approx. 5 miles to the south with Louth approx. 10 miles to the north west.

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

Tel: 01507 621111

Email: alford@willsons-property.co.uk



For Identification Purposes Only Not to Scale

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LOCATION & ACCESS

The plot is situated on the southern edge of the village of Belchford at the end of Dams Lane. The location should be identified by a "For Sale" board at the entrance to the plot.



What3words: lazy.starters.armrests

TENURE & POSSESSION

The Freehold interest in the property is being offered for sale with full vacant possession upon completion.

BOUNDARIES

The boundaries of the plot are pegged out on site. The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

PLANNING

Full planning permission has been granted by East Lindsey District Council for "erection of a house with detached garage and alteration of a vehicular access". The Planning Application Number is S/013/02283/21, dated 30th June, 2022.

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

PLOT DIMENSIONS (approximate)

Width 22m (average). Length 42m (average). Area 0.20 of an acre (approximately).

Note: The vendor owns access area and the remaining part of the field.

HM LAND REGISTRY

The plot is part of Title No. LL163718.



SERVICES

Mains water, electricity and drainage are believed to be available within the public highway. Prospective purchasers should make their own enquiries as to the availability of services.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The plot is being sold with the benefit of a Right of Way from Dams Lane which can be used at all times and for all purposes.

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, and whether or not mentioned in these particulars of sale.

VIEWING

Viewing is permitted during daylight hours and a set of these particulars should be to hand when viewing. Anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LOCAL AUTHORITIES

Lincolnshire County Council

Newlands, Lincoln LN1 1YW. Tel: 01522 552222.

East Lindsey District Council

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.

Tel: 01507 601111

Anglian Water

Tel: 0345 791 9155

Western Power

Tel: 0800 096 3080



ACCOMMODATION:

HOUSE: 190m² (2041 ft²)

Ground Floor:-

Entrance Hall with stairs to First Floor, Snug, Bedroom 4 with Ensuite Shower Room, Kitchen/Living Space, Utility, WC.

First Floor:-

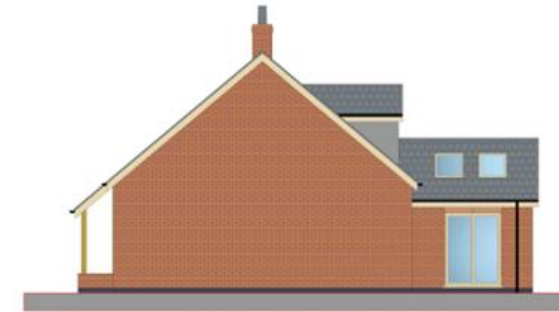
Landing. Principle Bedroom, Bathroom (Jack & Jill), Bedroom 2, Bedroom 3.

GARAGE: 36m² (396 ft²)

Detached oak style single garage with garden store.



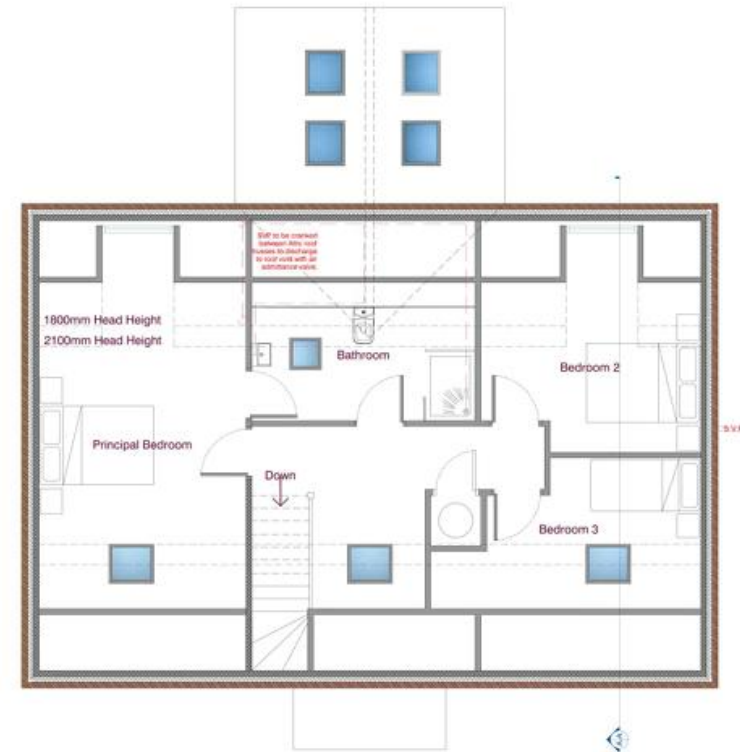
Proposed Frontage Elevation



Proposed Side Elevation

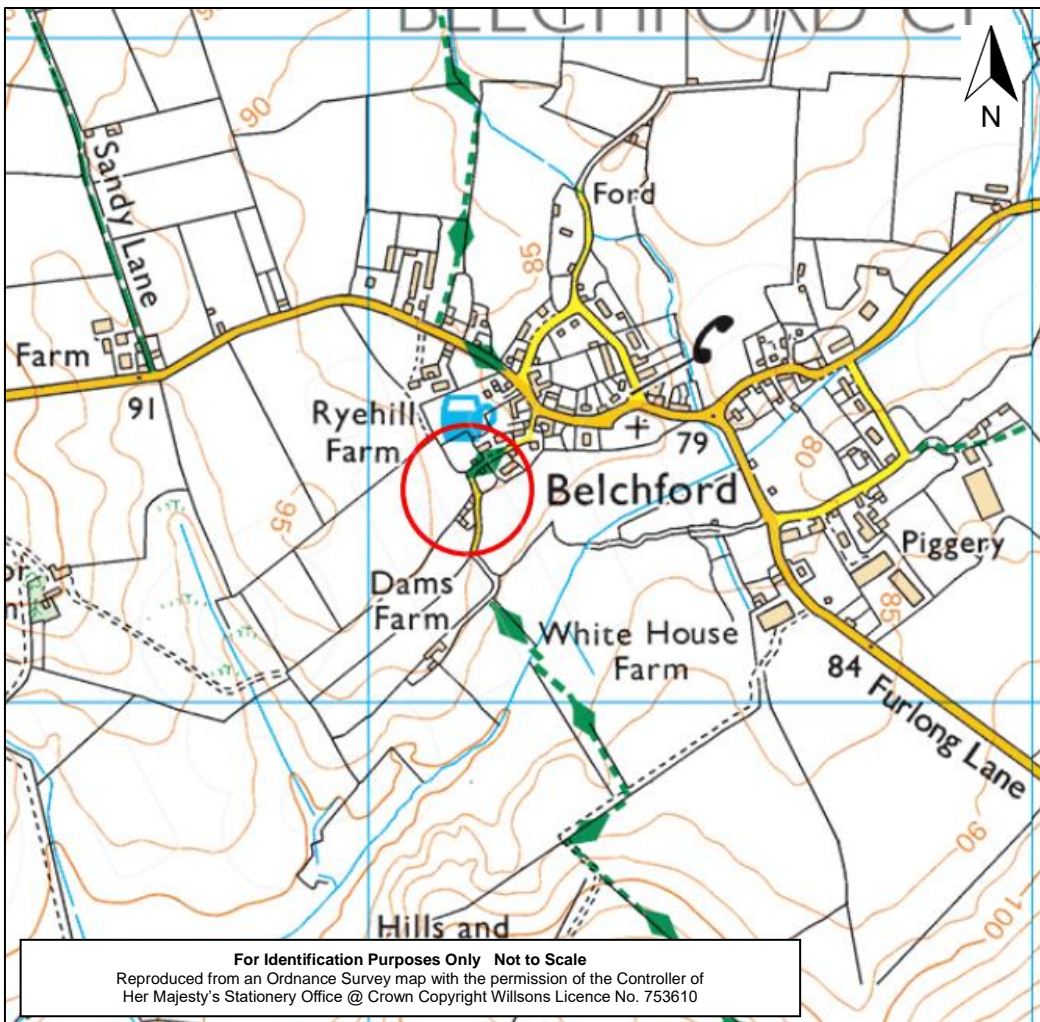


Proposed Ground Floor Plan



Proposed First Floor Plan





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Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

