



Development Site - 2 Superior Dwellings
Horncastle Road, Woodhall Spa, Lincolnshire
Asking Price £400,000

Willsons
SINCE 1842

Development Site - 2 Superior Dwellings

Horncastle Road, Woodhall Spa,
Lincolnshire, LN10 6UX

“AGENT’S COMMENTS”

This is a rare opportunity to purchase a development site extending to 0.56 of an acre (approx.) with the benefit of Full Planning Permission to build two generous individual properties in an ideal location being approximately 1 mile from the centre of Woodhall Spa

Plot 1 – Detached Dormer 3 Bedroom Property with Attached Double Garage

Plot 2 – Detached 3 Bedroom Bungalow with Detached Double Garage

Asking Price: £400,000

ABOUT THE AREA

Woodhall Spa is a beautiful inland resort with an Edwardian character, set amidst magnificent pine woods. Regarded as one of Lincolnshire's most attractive villages, Woodhall Spa is famous for its peaceful and relaxing atmosphere, and with many fine hotels and guest houses it is the perfect location for a short break or holiday. The village has a variety of attractions including two top class golf courses, the unique 'Kinema in the Woods', Cottage Museum, Jubilee Park outdoor heated swimming pool and several aviation heritage sites associated with 617 Squadron (the Dambusters).
(From Woodhall Spa Community Website)

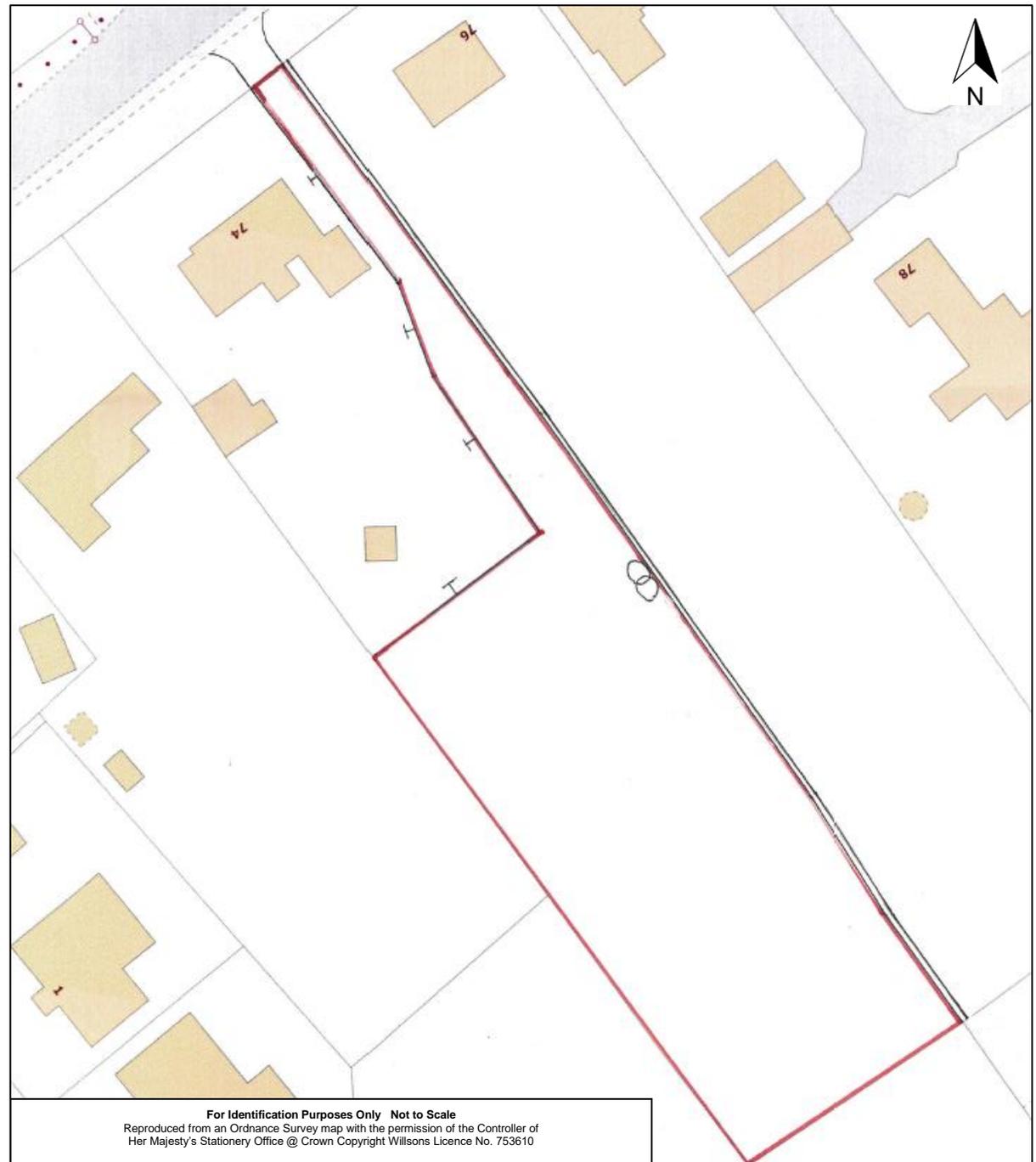
FURTHER DETAILS FROM THE AGENTS

Willsons

16 Alghita Road, Skegness, Lincolnshire
PE25 2AG

Tel: 01754 896100

Email: l.clarke@willsons-property.co.uk



LOCATION

The site is situated on the eastern side of the village of Woodhall Spa (within the Parish of Roughton Moor) on Horncastle Road. The location should be identified by a "For Sale" board at the entrance to proposed roadway down to the development site.



What3words: alpha.surprise.warmers

TENURE & POSSESSION

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

BOUNDARIES

The majority of the boundaries are demarcated by fences, hedges or 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 1no. dormer bungalow and 1no. bungalow with garages and construction of a vehicular access". The Planning Application Number is S/141/01206/22, dated 27th January 2023

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

SITE DIMENSIONS (approximate)

Developable Area:

Width 30m (average). Length 72m (average). Area 0.56 of an acre (approximately).

Access Road Area:

Width 5m widening to 7.5m (average). Length 60m (average).

ACCESS ROAD

The developer will be required to construct the access road leading to the site, which will also be used by the vendors to gain access to the rear of their existing property (please see restrictions, easements, wayleaves & rights of way).

Please contact Willsons for copies of detailed drawings of the access etc. as prepared by Hydrock consultants Ltd.

HM LAND REGISTRY

The development site is not currently registered by HM Land Registry.

SERVICES

The vendor has made preliminary enquiries to confirm that there is adequate capacity in the local electricity and clean water networks to support the development. The vendor has also established an agreement in principle for a foul water connection to the Anglian Water sewer main. The vendor can provide further details for information purposes however the purchaser shall be responsible for making their own enquiries as to the availability of services.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The access road area is being sold subject to a Right of Way over the vehicular access in favour of the vendor, allowing them access to the rear of their property which can be used at all times and for all purposes. Please see comments above regarding Anglian Water underground pipes. The vendor will retain a 1m strip of land on the north eastern boundary due to possibility of future development.

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 by appointment only due to there being no direct access point currently, therefore please contact the Skegness Office to arrange an appointment 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

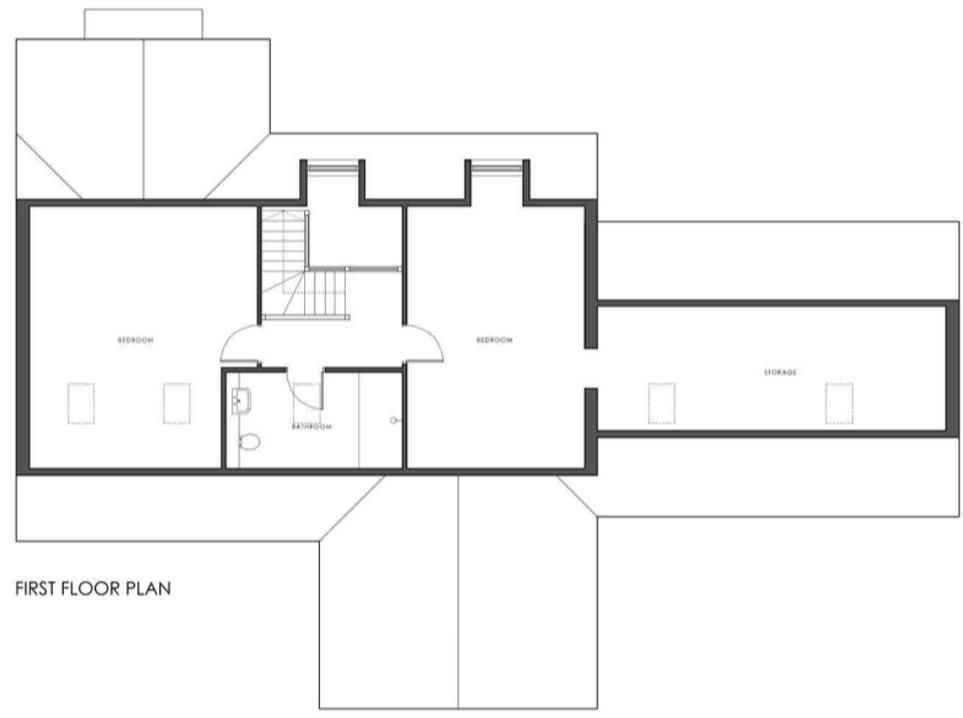
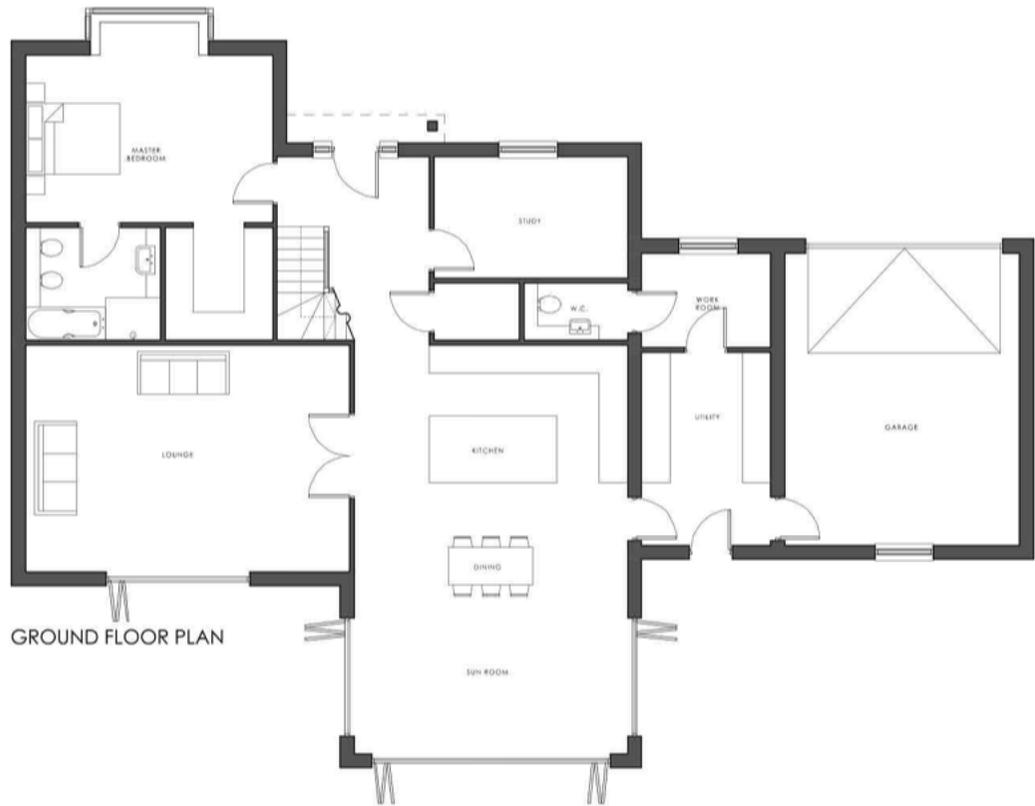
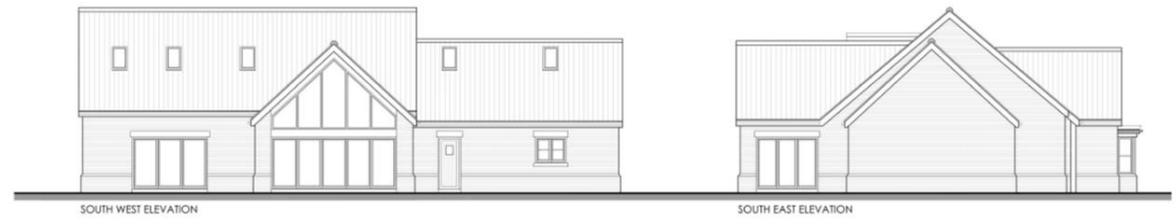
DORMER PROPERTY:

Ground Floor: - Entrance Hall, Study, Kitchen/dining, Sun Room, Utility, Wet Room, WC, Lounge, Master Bedroom with ensuite.

First Floor: - Landing. Bedroom, Bedroom, Bathroom

GARAGE:

Integrated garage.



ACCOMMODATION

BUNGALOW:

Ground Floor - Entrance Hall, Kitchen/dining, Lounge, Bedroom with ensuite, Bathroom, Bedroom, Bedroom, Utility, WC.

GARAGE:

Detached garage



NORTH EAST ELEVATION



NORTH WEST ELEVATION



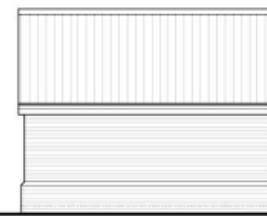
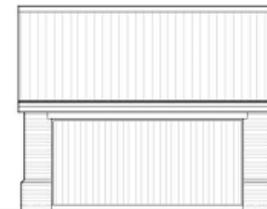
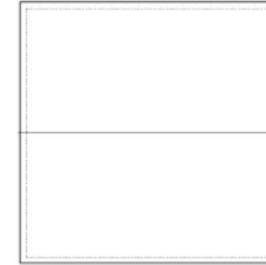
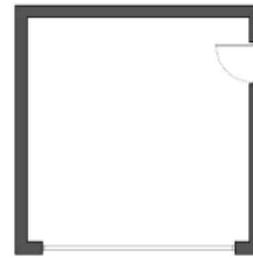
SOUTH EAST ELEVATION

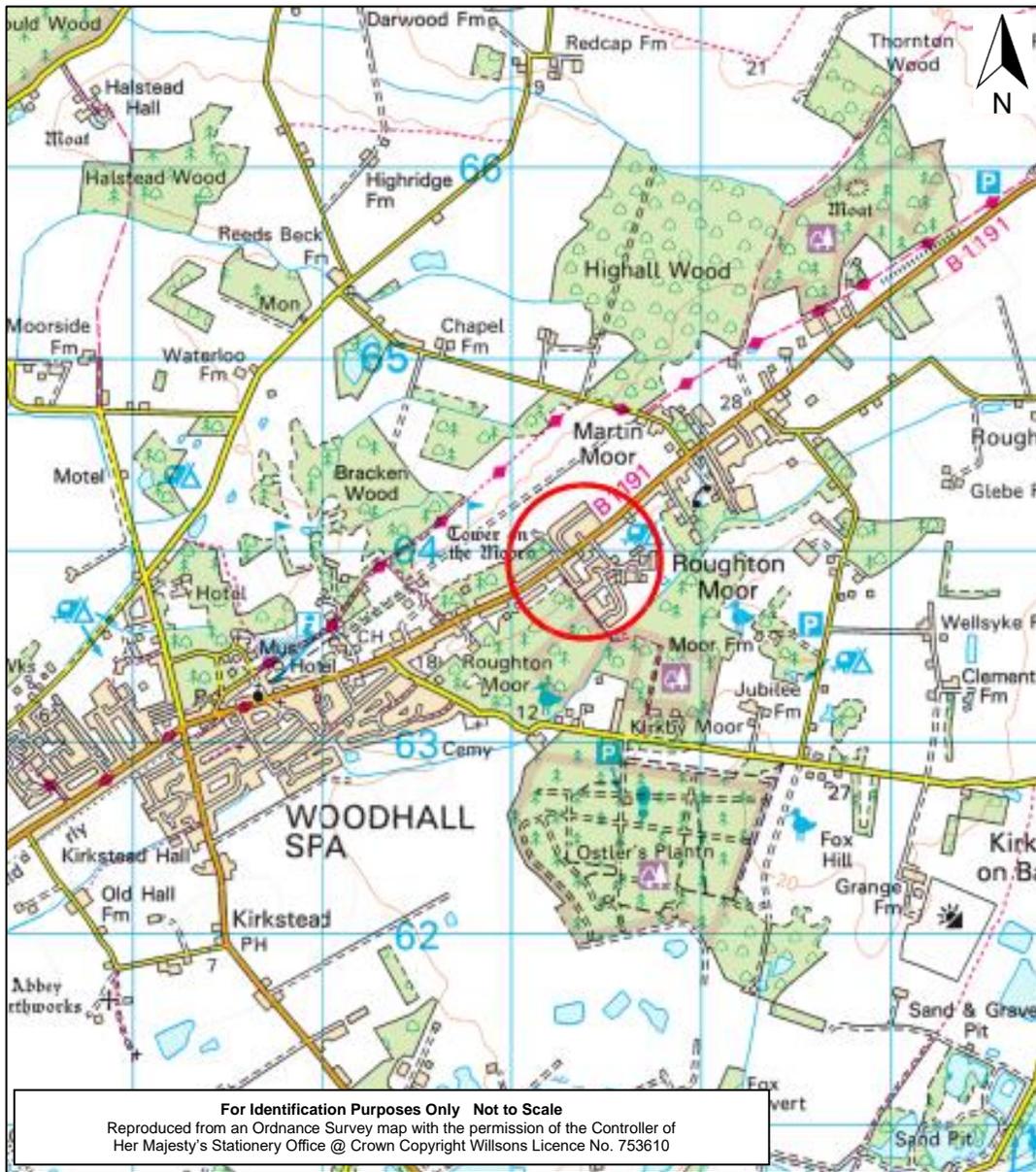


SOUTH WEST ELEVATION



GROUND FLOOR PLAN





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.

