



Development Land Common Lane, Burgh Le Marsh

£995,000

Willsons
SINCE 1842

Development Land Common Lane
Burgh Le Marsh
Lincolnshire, PE24 5JH

"AGENT'S COMMENTS"

Willsons are pleased to offer for sale an exciting opportunity to purchase development land which is well located within the popular market town of Burgh le Marsh. The land has the benefit of outline planning permission for the erection of 30 dwellings, with reserved matters having been approved (Application reference S/023/00215/22).

GUIDE PRICE

The land is being offered for sale by Private Treaty

(The vendor reserves the right to request 'best and final' offers)

Offers in the region of £995,000.

FURTHER DETAILS FROM THE AGENTS

*Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR*

Contact: Jack Boulton

Tel: 01507 621111 Email: jackb@willsons-property.co.uk



Willsons
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T.01507 621111 | E alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

LOCATION AND ACCESS

The development site is accessed from Common Lane via an un-metalled common roadway where the land is accessed on the left hand side.

The vendor has undertaken significant improvements to the common roadway over recent years and there have been no objections or claims of ownership towards the roadway; documentation can be provided to interested parties upon request.

What3words///worry.dragon.catapult

PLANNING PERMISSION

Outline Planning Permission was granted on 12th February 2019 – planning reference S/023/00751/18. Reserved matters have been approved in a later application, with a decision being on 11th October 2022 – planning reference S/023/00215/22. The planning permission is for the development and erection of 30 no. dwellings.

The Planning Permission is subject to a Section 106 Agreement and a copy can be obtained upon request from the selling agent.

All relevant documents relating to the planning application can be viewed on the website of East Lindsey District Council (e-lindsey.gov.uk/planning). Prospective purchasers are advised to make themselves fully aware of all the information displayed on the website.

TENURE & POSSESSION

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

SERVICES

There is a mains water supply to the field, serving a cattle drinking trough, however, any prospective purchasers are strongly encouraged to make their own enquiries regarding the availability in connection charges.

BOUNDARIES

The purchaser shall 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.

RETAINED LAND

The vendor is retaining a 1m strip of land around the eastern, westerly and southern boundaries.

VAT

It is understood that the sale does not attract VAT.

AREA

The field included within the Planning Permission totals an area of 5.37 acres. In addition, the access to the field is included but the area has not been measured.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are aware that there is a public footpath which crosses a southern portion of the land and there is an Easement for a Cadent Gas main crossing a northern portion of the land. Plans for the Easement can be provided upon request. All of the land is sold subject to and with the help and benefit of all existing right, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

VIEWING

A Willsons 'For Sale' board will be erected at the entrance to the access from Common Lane to aid with viewing. Viewing is permitted during daylight hours and a set of these particulars should be to hand when viewing. Neither the Vendor or Agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

ANTI MONEY LAUNDERING

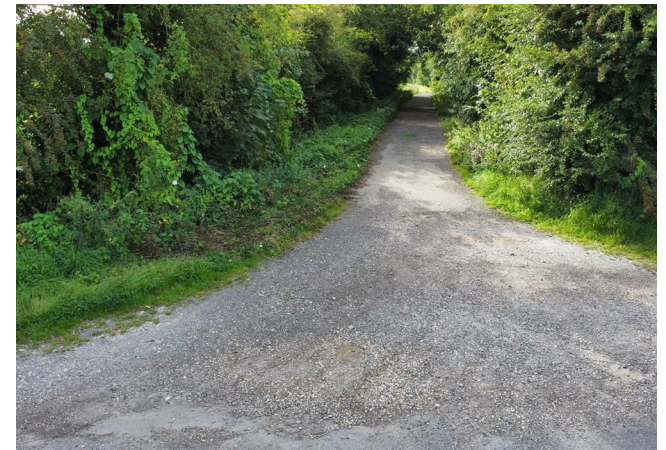
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 Western Power British Gas
Tel: 0345 7991 9155 Tel: 0800 096 3080 Tel: 0330 100 0056





Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **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.

