Building Plot No 1, 34, Masonic Lane, Spilsby

Guide Price £59,995

Willsons
SINCE 1842

Building Plot No 1, 34, Masonic Lane, Spilsby, Lincolnshire, PE23 5LR

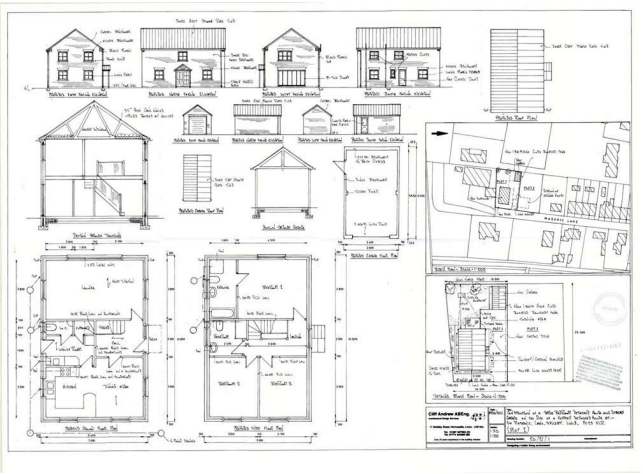
"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale this site with full planning permission situated in the on the outskirts of the village of Hundleby, close to the historic Market Town of Spilsby, in the eastern part of Lincolnshire. The plot is located on a quiet, unadopted, no-through residential lane and offers views over open countryside to the rear.

Full planning permission and detailed particulars has been granted for the erection of a three bedroom (one en-suite) detached dwelling and detached single garage.

LOCATION

Spilsby is a historic market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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Full Planning Permission

Full planning permission has been granted by East Lindsey District Council for the “erection of 1no. house with detached single garage.”

The Planning Application Number is S/165/01001/18 with Detailed Particulars lodged under S/165/01373/21. The permission was granted on 25th July 2018 with detailed particulars approved 19th August 2021.

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

Certificate of Lawful Development

Confirmation from East Lindsey District Council is held on file under Application Number 02070/25/DPC to confirm that the development has commenced and is available upon request from the Agent.

Location & Access

Situated off Hundleby Road, Spilsby and towards the end of the no-through road, Masonic Lane. The plot can be identified by a "For Sale" board.
What3words///shaky.horizons.suspends

Services

It is understood mains electricity and sewerage are connected to the plot, mains water and gas is available within the roadway, Masonic Lane. Prospective purchaser should make their own enquiries as to the availability of services.

Boundaries

The requirements and boundaries of the the plot are shown on the plans submitted with the planning application. 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.

Plot Dimensions (approximate)

Boundary to the east (road frontage to Masonic Lane) 14.8m, boundary to the west 15.50m, boundaries to the north and south approximately 25m.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

HM Land Registry

Currently, the development site is not registered with HM Land Registry.

Restrictions, Easements, Wayleaves & Rights of Way

The land is sold subject to and with the help and benefit of all existing rights, 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.

Local Authorities

Lincolnshire County Council
Newlands, Lincoln LN1 1YW.

East Lindsey District Council
The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.

Anglian Water
British Gas
Western Power

Viewing

The site may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand and you have made contact with our Alford Office to leave your contact details. When viewing, interested parties are responsible for their own safety and view at their own risk. The exposed footings for the garage have been cordoned off with stakes and rope for the purposes of health and safety.

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.

VAT

It is understood that the sale does not attract VAT.

Directions

From the A16 Louth to Boston road, on reaching the town of Spilsby, turn onto the A1195 towards the village of Hundleby. After 160m turn left into Masonic Lane. The plot can do found at the farthest end of Masonic Lane, on the right-hand side after 125m.
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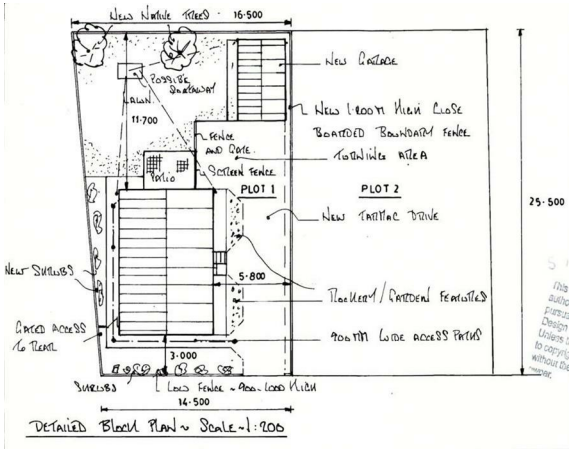

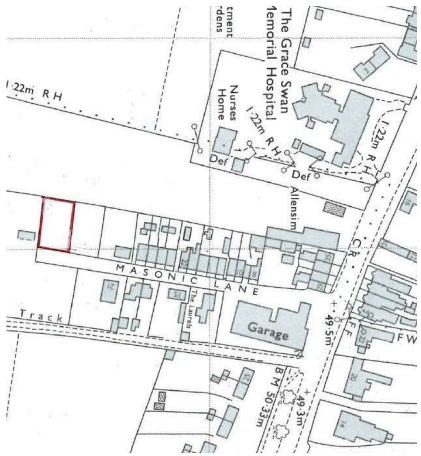

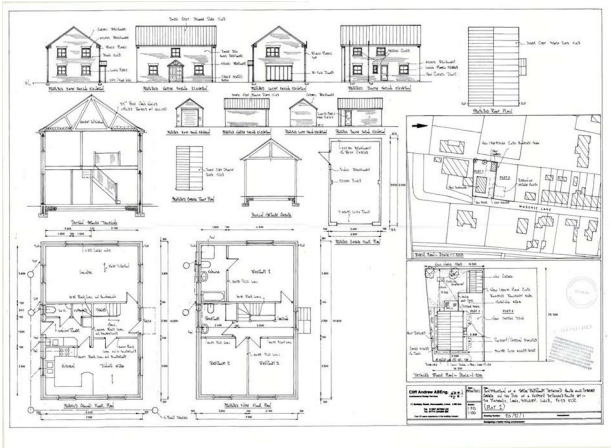

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and 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.