

Building Plot
4 Bed Detached House with Garage
Offers over: £26,000



Residential Development Opportunity

Land off Station Road, Burgh le Marsh, Lincolnshire

Willsons
SINCE 1842

Residential Development Opportunity
Land off Station Road
Burgh le Marsh

Full Planning Permission for Three Detached Dwellings

“AGENT’S COMMENTS”

Willsons are pleased to offer for sale this excellent residential development opportunity extending to approximately 1 Acre situated on the edge of the popular market town of Burgh le Marsh.

Full planning permission has been granted by East Lindsey District Council for the erection of three detached dwellings with detached garages together with the construction of a new vehicular access (Planning Reference 00397/26/FUL dated 19th May 2026). The property is offered for sale with full vacant possession upon completion and represents an excellent opportunity for developers and investors.

FURTHER DETAILS FROM THE AGENTS

Willsons

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Willsons
— SINCE 1842 —

TENURE & POSSESSION

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

SERVICES

We understand that mains services are believed to be available within the adjoining public highway and prospective purchasers are advised to make their own enquiries as to the availability, capacity and suitability of such services.

PLANNING PERMISSION

Full Planning Permission was granted by East Lindsey District Council on 19th May 2026 for the erection of 3 detached dwellings with detached garages together with the construction of a vehicular access, under Planning Application No. 00397/26/FUL.

The approved planning permission includes the associated site layout, house designs and landscaping proposals. Copies of the Planning Permission, approved plans and associated documentation are available from the Selling Agents or may be viewed on East Lindsey District Council's online Planning Portal.

AREA & DIMENSIONS

The site extends to approximately 1 Acre (0.41 hectares) which will provide spacious plots. The boundaries of the site have been marked out on the ground in accordance with the planning permission with red-topped marker posts. The site has an overall average width of approximately 60m and an overall average depth of 70m (measurements may vary).

BOUNDARY FEATURES

The boundaries of the property are shown on the enclosed plan for identification purposes only. The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries or their ownership.

The purchaser will be responsible for the erection of a suitable stock proof fence along all boundaries adjoining the Vendor's retained land within three months of completion of sale.

ADDITIONAL LAND

There is the potential to purchase additional land to the north of the plots, by separate negotiation.

INTERNAL ROADWAY

The approved development is to be served by a single internal vehicular access providing access to each of the three dwellings.

The Vendor and their successors in title shall be granted an unrestricted vehicular and pedestrian Right of Way over the first portion of the vehicular access, whereby they will have proportionate liability as to the maintenance and upkeep of the same.

VIEWING

Viewing is permitted during daylight hours, and a copy of these particulars should be to hand when viewing. The field is currently being grazed by cattle and therefore we ask that all prospective purchasers let us know of their intentions to view. Those viewing do so entirely at their own risk and should take care of any potential hazards including livestock, whilst upon the land. Please contact our Alford office on 01507 621111 should you require any further information or wish to view.

ANTI MONEY LAUNDERING & PURCHASER COMPLIANCE

We are legally required to undertake anti-money laundering (AML) compliance checks on all purchasers. It is our responsibility to ensure these checks are carried out and continually reviewed, however, in the first instance we use Lifetime Legal to undertake such checks and obtain the necessary documentation and once you have had an offer accepted on a property, Lifetime Legal will contact you directly. The cost of these checks is £60 incl. VAT per transaction (not per individual person) and is non-refundable. The fee will need to be paid by you directly to Lifetime Legal, in advance of the memorandum of sale being issued. Willsons will receive some of the fee taken by Lifetime Legal.

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

APPROVED HOUSE DESIGNS



PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



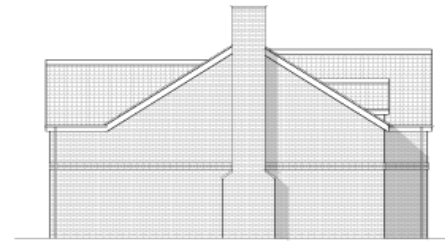
PROPOSED SIDE ELEVATION
scale 1:100



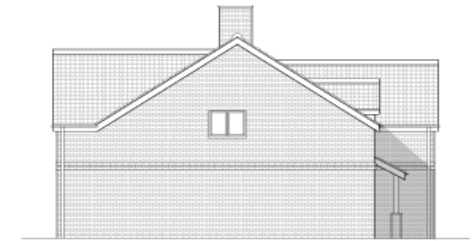
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



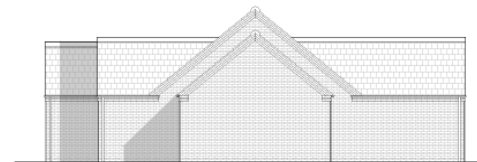
PROPOSED SIDE ELEVATION



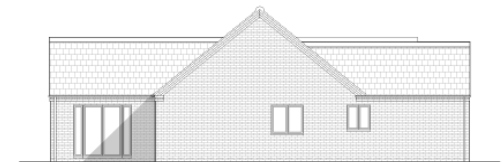
PROPOSED FRONT ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100

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.

