



Willsons

Superior Building Plot, Sutton Road, Bilsby
£120,000

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SINCE 1842

Superior Building Plot, Sutton Road, Bilsby, Alford, Lincolnshire, LN13 9PX

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale this plot with outline planning permission for the erection of one dwelling with direct road access, situated on the outskirts of the village of Bilsby, close to the historic Market Town of Alford, in the eastern part of Lincolnshire. This extending to circa 0.27 acres, this superior building plot is perfect for an individual self-build, is located in a rural village, within walking distance of amenities, offers extensive views over open countryside to the rear and is just five miles for the coastline and located at the foot of the Lincolnshire Wolds.

LOCATION

Bilsby is a rural village offering a fuel filling station and local shop, parish church, is connected by local bus routes and is situated approximately six miles from the east coast & one mile east of the market town of Alford. Alford is a market town situated at the foot of the Lincolnshire Wolds approximately 14 miles north-west of the seaside town of Skegness and 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's and dentist's surgeries, a primary and two secondary schools, one of which is a grammar school. There are a variety of shops both independent and national. Eateries include pubs, restaurants, coffee shops and a variety of takeaways. Alford is a market town, with market days being on a Tuesday and Friday, as well hosting periodic craft markets. There are a range of clubs and societies for various ages.

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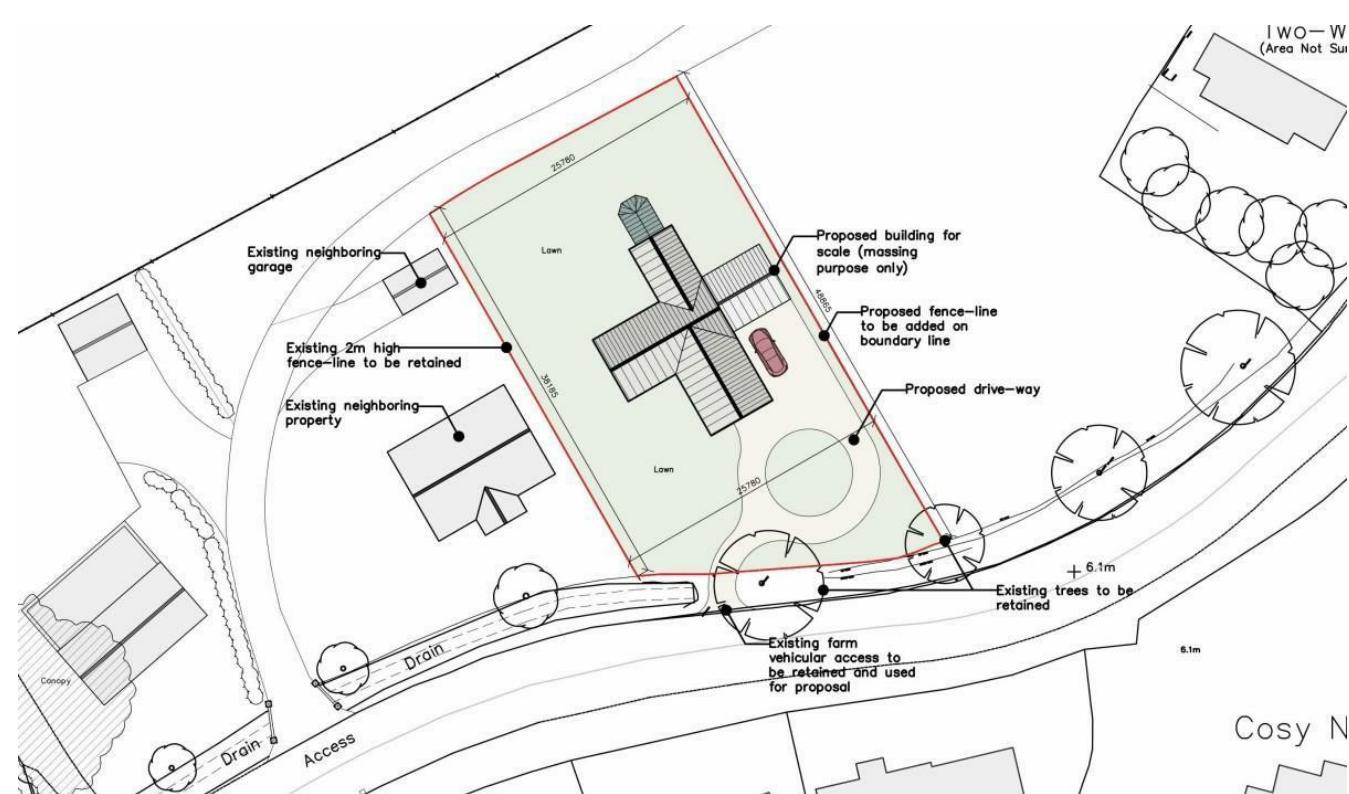


Figure 9: Aerial Site View of Proposed Building Plot against Context (Google Maps, 2025)



0 10 20 30 40 50 60 70 80 90 100m
Scale bar 1:1250

Outline Planning Permission

Outline planning permission has been granted by East Lindsey District Council for the "Outline erection of 1no. dwelling (with means of access to be considered)."

The Planning Application Number is 03016/25/OUT. The permission was granted on 13th October 2025.

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

Location & Access

Situated Sutton Road, Bilsby towards the east end of the village. The plot can be identified by a "For Sale" board.
What3words///amber.hurricane.orchestra

Services

No services are currently connected to the plot. We understand that mains water is available within the roadway. Electricity is available adjacent to the plot. Sewerage should be assumed by way of a private system as mains drainage is not available locally. Gas is not available adjacent to the plot however is available within the village of Bilsby, we are informed the gas main commences on Sutton Road further to the west.

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 west (existing neighbouring property) 38.1m. Boundary to the east 48.8m. Boundaries to the north and south (road frontage) approximately 25.7m. The eastern boundary is demarcated on the ground with red topped posts. For the avoidance of doubt, the plot has direct road access and no usage shall be permitted whatsoever via the private track to the north of the plot.

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 registered with HM Land Registry as part of title LLL205619.

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. Tel: 01522 552222.

East Lindsey District Council

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.
Tel: 01507 601111

Anglian Water - Tel: 0345 791 9155

British Gas - Tel: 0330 100 0056

Western Power - Tel: 0800 096 3080

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.

Anti-Money Laundering

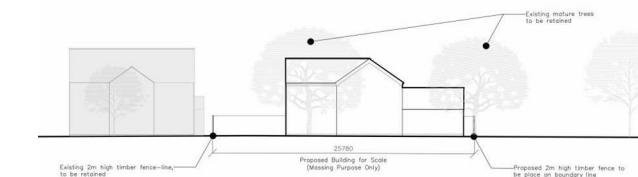
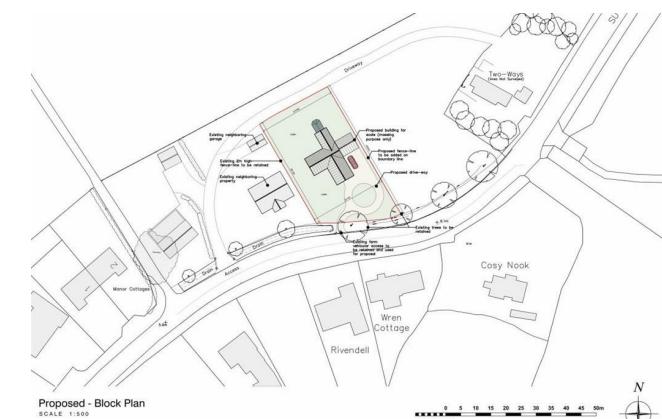
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

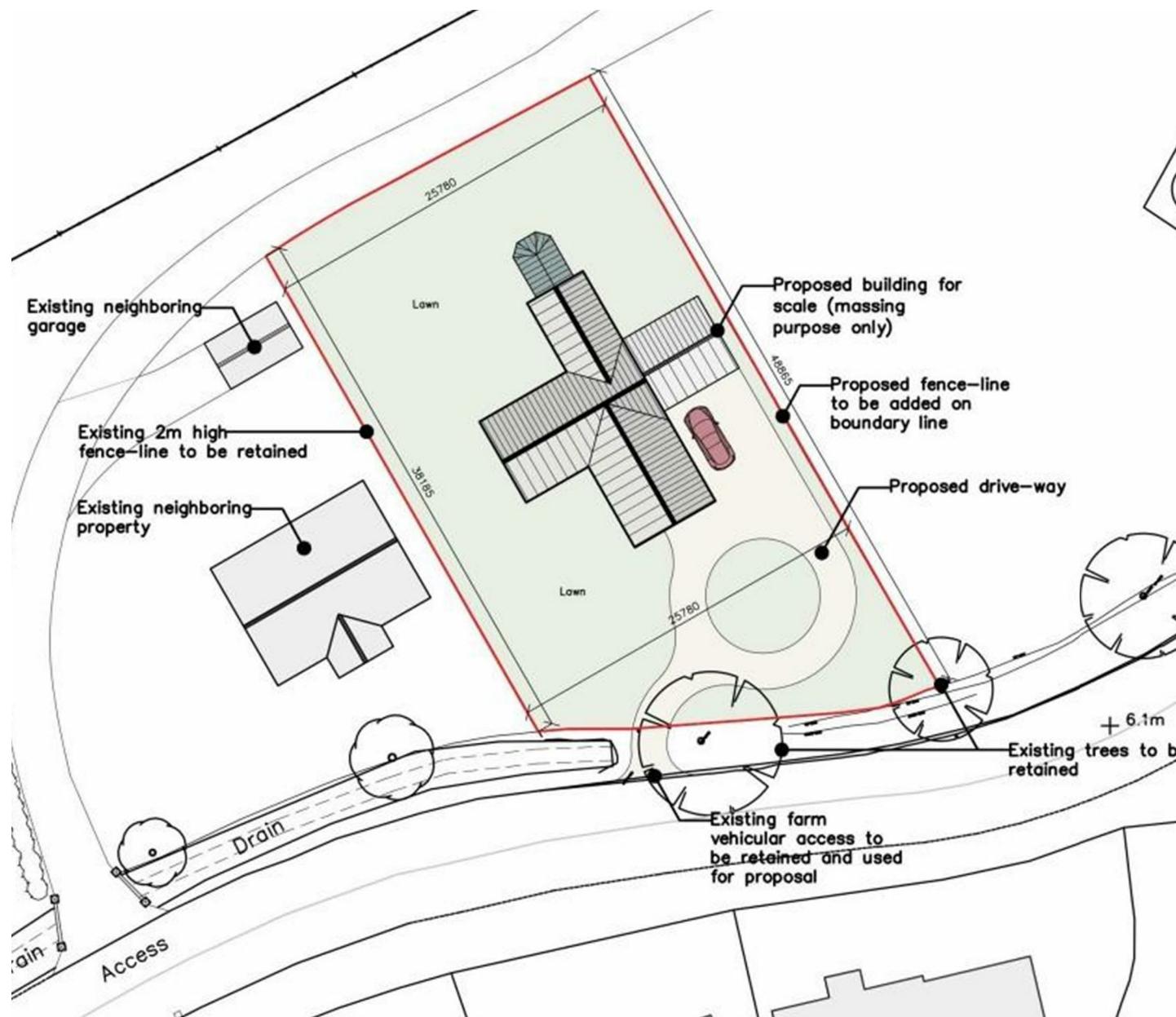
VAT

It is understood that the sale does not attract VAT.

Directions

From the Market Town of Alford, continue east on the A1104 continue onto the A1111 towards Sutton on Sea and Bilsby. Continue through the village of Bilsby, past the village shop and filling station onto Sutton Road. The property can be found at the eastern edge of the village on the left.
What3words///lazy.removel.catchers





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.

