



Willsons
SINCE 1842

Two Pairs of Building Plots, The Common, Burgh le Marsh

£180,000



3



1



2

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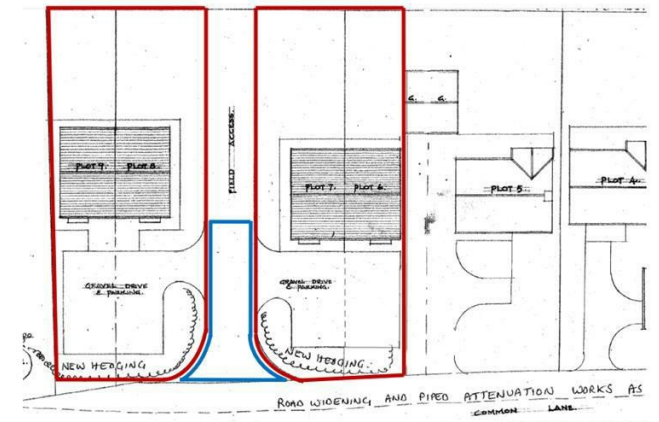
Two Pairs of Building Plots, The Common, , Burgh le Marsh,

"AGENT'S COMMENTS"

An opportunity to purchase 2 pairs of building plots situated on Common Lane, off Ingoldmells Road, in the popular market town of Burgh le Marsh being approx. 5 miles inland from the coastal resort of Skegness. These Plots are being offered for sale with the benefit of full Planning Permission for the erection of 3 bedroom semi-detached houses.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including golf courses, swimming pools, cinema and theatre.



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<https://www.willsons-property.co.uk>

Services

We understand that mains water is available in the locality and the purchasers are to make their own enquiries as to the availability.

Mains Electricity is available within the locality, however, a larger transformer will be required to be installed at the cost of the developer in the region of £20,000+VAT. There is potential that some of this can be refunded to the purchaser as development of the retained land is undertaken. The vendor wishes to discuss the capacity of the transformer with the purchaser prior to solicitors being formally instructed.

Mains drainage is available within the locality, however, the mains sewerage pipe must be extended to the frontage of the plots which the purchaser will be responsible for. This is to be undertaken at the time and expense of the purchaser and within 6 months of completion.

The purchaser is to instal 1No. Grey BT duct, 1No. duct with 63mm blue acanthine waterpipe (connected and capped) and 1No. spare 6" duct shall be installed under the roadway to the retained land as edged blue on the attached plan.

The vendor reserves the right to connect into any of the above services.

Road Widening

The purchaser will be responsible for the widening of Common Lane, a publicly maintained highway, as set out within the Planning Permission S/023/00249/20 . The purchaser must undertake the works at their time and expense and within 6 months of completion.

The vendors have obtained a quote for the works which also include the installation of the mains sewer. The quote was in the region of £76,000

Planning Permission

Outline planning permission was granted on 12th January 2016 for the erection of 9 dwellings, reference number S/023/01993/15.

Approval of reserved matters was granted on 19th July 2018 for detailed particulars relating to the erection of 9 houses, garage and vehicular accesses, reference number S/023/00895/18.

Permission to vary the condition to commence plots 1 & 2 without condition to widen the road, reference number S/023/00249/20.

Permission to commence on plot 1 to secure the Planning Permission, reference number S/023/00749/20.

Approval of Section 73 application to vary condition No.1 (approved plans) was granted on 8th March 2023, reference number S/023/00190/23.

Please also note the Planning Permission - S/023/01300/22 which confirms the removal of affordable housing.

A copy of the above permissions and relevant plans and designs are available from the selling agents and the vendor insists that semi-detached properties must be built upon the land.

Boundary Features

The plots are demarcated by wooden posts and the buyer is to erect a temporary fence around the boundaries within 3 months of completion of sale. Once construction of the properties has been completed, the purchaser is to erect a 6 foot close boarded fence around the boundaries which is to be undertaken at their time and expense.

Measurements

Plots 6 & 7 measure 13 metres to the front and rear, with an average length of 33 metres.

Plots 8 & 9 measure 13 metres to the front and rear, with an average length of 31.75 metres.

Local Authorities

Lincolnshire County Council, Newlands, Lincoln LN1 1YW, Tel: 01522 552222.

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH Tel: 01507 601111.

Viewing

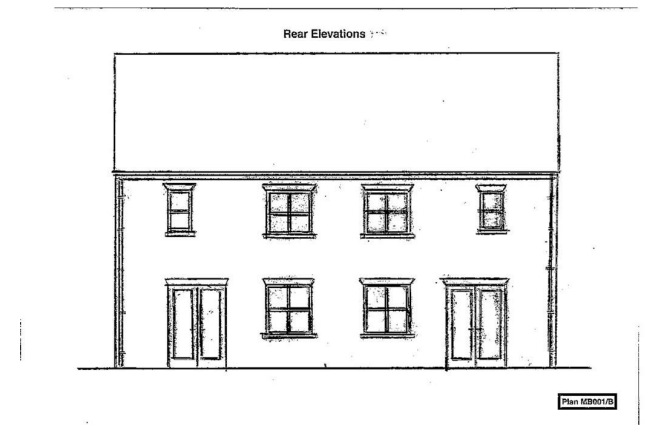
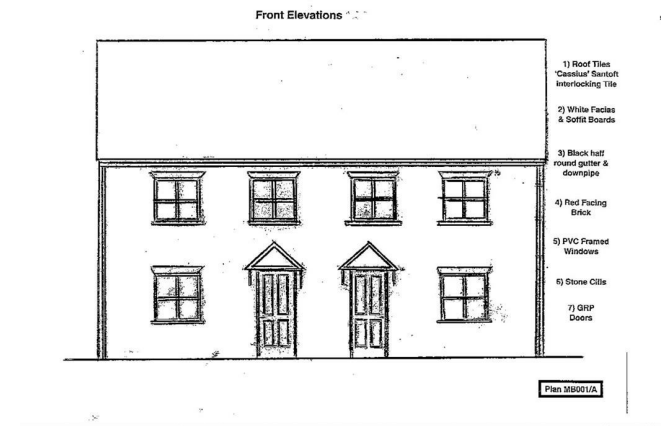
Please contact Jack Boulton at our Alford office to discuss the sale. Potential purchasers are welcome to view the land, but please take care of any potential hazards whilst upon the land and you enter the land entirely at your own risk, and neither the Vendors or Agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

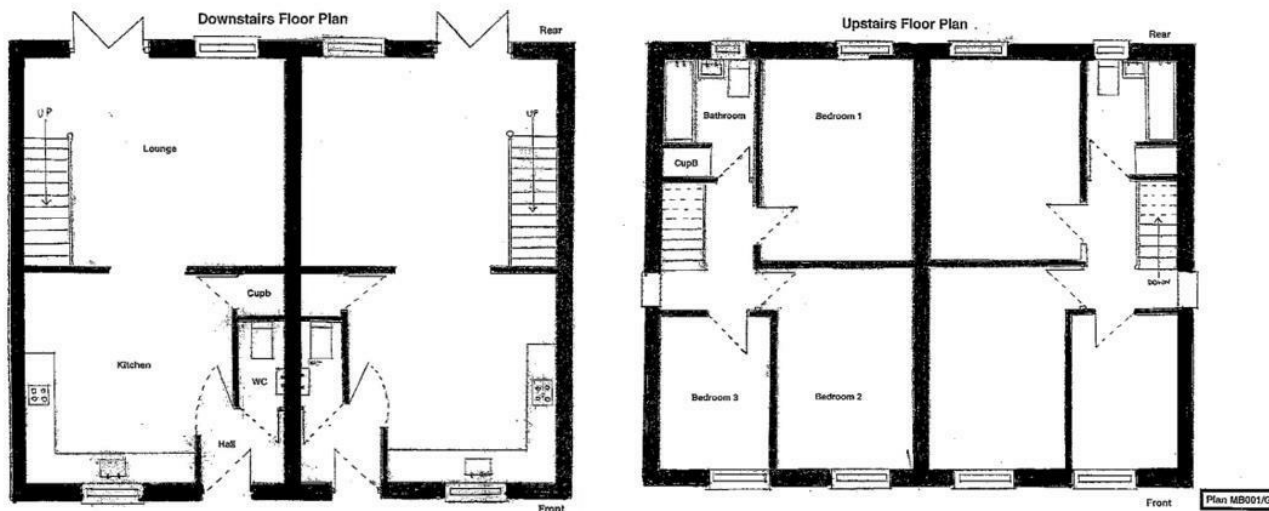
Internal Roadway

The purchaser and their successors in title shall be granted an unrestricted vehicular and pedestrian right of way over the internal access road to the retained land, as edged blue on the attached plan. The installation of the roadway edged blue on the attached plan shall be undertaken by the purchaser at their time and expense. The roadway must be installed to the Local Authorities adoptable standards with a tarmac wearing course within 12 months of completion of this sale. The purchaser or their successors in title will be proportionately liable for the upkeep and maintenance of the roadway as edged blue on the attached plan.

Anti Money Laundering

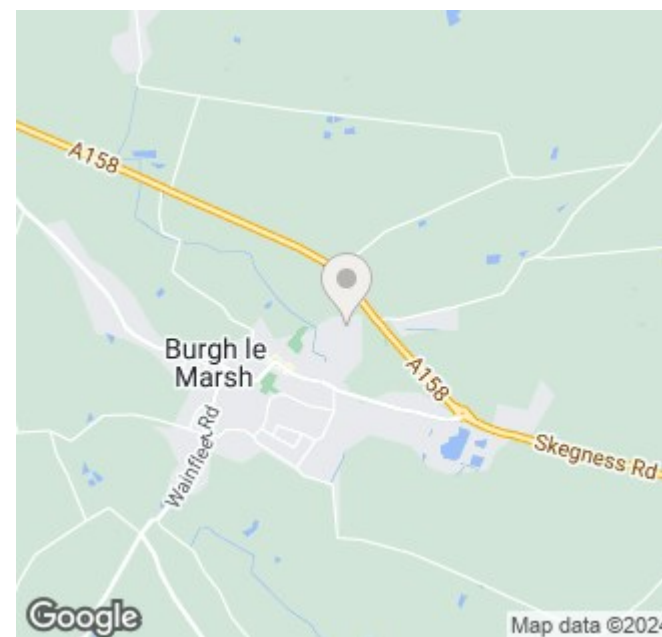
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.

