



Building Plot, Main Street

Witham-On-The-Hill, Bourne, PE10 0JH

Offers Over £375,000

Richardson

Building Plot Main Street

Witham-On-The-Hill, Bourne, PE10 0JH

A extremely rare opportunity to acquire probably one of the last individual infill building plots within the Conservation Area of Witham on the Hill. The plot is located opposite the Village Green and across from St Andrew's Church with the site also benefitting from a southerly aspect overlooking open grazing/paddock land.

Location

Witham on the Hill is a small rural village positioned approximately 7 miles from Stamford and 4 miles from Bourne. Located within rolling countryside, the village is well known for Witham Hall School, an independent boarding and day school for children from 4yrs to 13 yrs. It also has a popular public house, The Six Bells and has excellent access to both Stamford and Bourne as well as Peterborough with its main rail links to London Kings Cross approximately 50 minutes.

Planning Permission

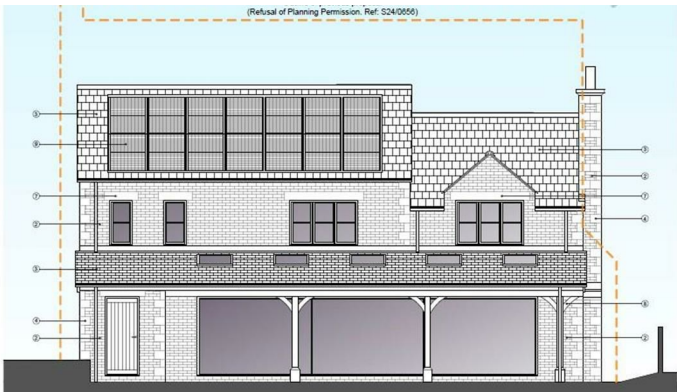
Planning Permission for Proposed Detached Dwelling and Outbuilding on Land Adjacent To The Anvils Main Street Witham on the Hill, was granted by South Kesteven District Council under planning reference S24/2145 subject to conditions on 14th April 2025. Full details of the decision, approved drawings and associated documents can be found on the South Kesteven District Council planning portal or at Richardson Surveyors Stamford office. The successful purchaser shall be deemed to have full knowledge of the conditions attached to the Planning Approval.



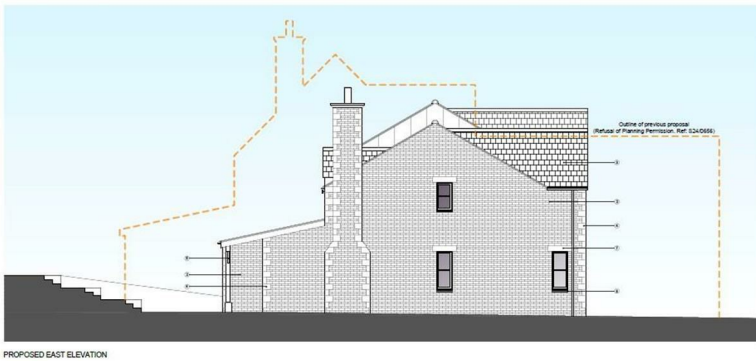
North Elevation



South Elevation



East Elevation



West Elevation



Proposed Floorplan



Approved Dwelling

The architects brief when obtaining the Planning Permission was to create a spacious and comfortable family home in a traditional style and general character, together with the use of materials to ensure it made a positive addition to the village and at the same time makes the most of the open views both to the north over the village green and to the south over open grazing/paddock land. The approved Planning Permission provides a spacious family home over two floors extending to approximately 2637 sqft. A double height reception hall gives access to home office and snug. An impressive open plan kitchen, dining and sitting area with floor to ceiling sliding doors is to the back of the property along with pantry, lobby, shower room, utility/boot room, dog area and laundry. To the first floor, the master bedroom is to the rear with walk in wardrobe and ensuite shower room. There are 3 further double bedrooms and two bathrooms. There is a plant room and also a detached outbuilding/Art studio with wc and useful store attached.

Agents Notes

There is a Full Structural/Foundation design & drawings report available which included a soil strength test. It should be noted that one of the planning conditions was that the property would be a self build.

Services

Interested parties should make their own enquiries to the availability of services and any related costs for connection.

Method of Sale

Freehold by Private Treaty with the existing Approved Planning Permission

Communications

According to Ofcom: Standard Full Fibre is available
According to Ofcom: Mobile coverage outdoor is is Likely with EE, Three, O2 and Vodafone

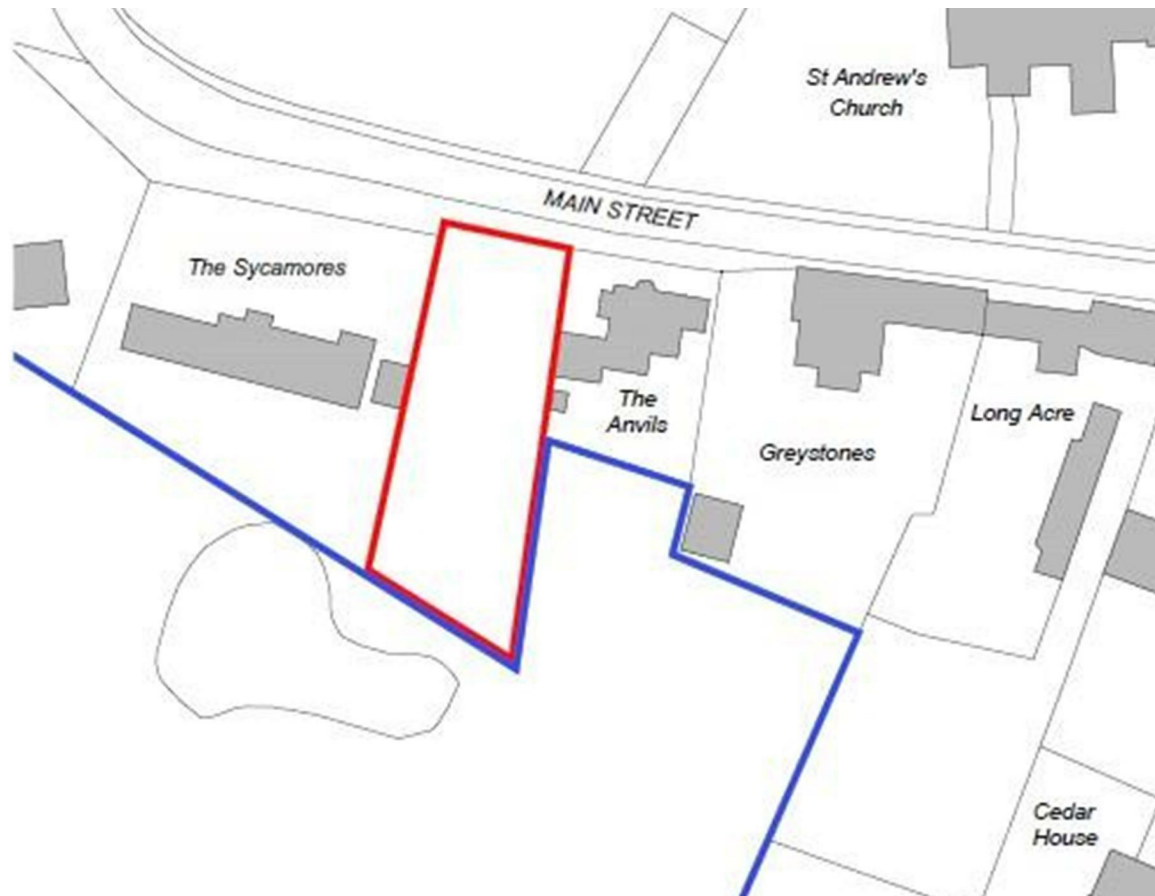
Viewing

By telephone appointment with Richardson Surveyors
post@richardsonsurveyors.co.uk



Proposed Outbuilding

Location Plan



Area Map



Proposed Site Block Plan



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

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