



**Land For Sale off Kenwick Drive, Grantham NG31**

**Guide Price £265,000 Freehold**



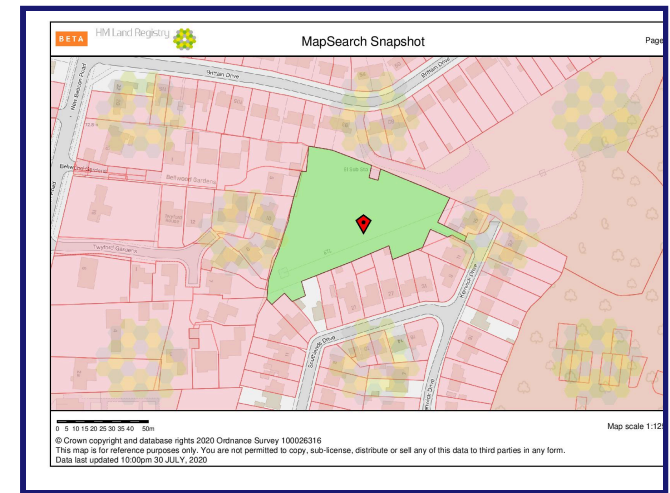
# Building Land with Outline Planning for Five Dwellings in Grantham Lincs NG31

An extremely rare opportunity has arisen to purchase this plot of land with outline planning for five dwellings in a highly desirable residential location in the charming market town of Grantham. The plot in size is 1.178acres/0.48hectaire (subject to survey)Approached by its own entrance off Kenwick Drive the access opens to a relatively level piece of land with much of the site is currently overgrown.

The land has been underutilised in recent years and was subject to conditionally approved outline planning in 2024 by South Kesteven District Council (S23/2023) The land is being sold 'as it is' with no uplift or clawback provisions in place. Potential purchasers will have to make their own enquires and investigations regarding any planning to the South Kesteven District Council planning department.The plot is to be sold with freehold title as shown in title plan number LL119556 via private treaty.

We are informed that the land has no services connected. Buyers will have to satisfy themselves to the proximity of any services and the likely cost involved in connection if required. There are overhead cables and an electricity pylon located on the land. Any potential purchasers will need to make their own enquiries and investigations through the relevant authorities.

Viewings are strictly by telephone appointment with Secure My Sale Estate Agents Grantham. Attention is drawn to the fact that the land is currently very overgrown and there will be trip hazards. All viewers inspect the land at their own risk and neither the vendor nor their agent are responsible should any injury be obtained while viewing.



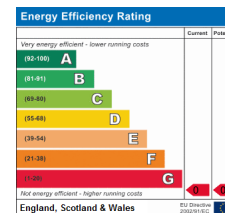
## Secure My Sale Estate Agents

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