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BOURNE RESIDENTIAL DEVELOPMENT: 01778 420406 www.longstaff.com



Residential Development Land

South of Millthorpe Drove, Millthorpe, Sleaford. NG34 0LD

FOR SALE – Guide Price – £325,000 Freehold

**Residential Development Site with Planning Permission for erection of two dwellings
with associated garages.**

The site extends to approximately 0.41 hectares / 1.032 acres.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**DIRECTIONS AND DESCRIPTION:**

Proceed north from Bourne along the A15 and turn right (east) onto the B1177. Proceed through Dunsby and Dowsby and turn right (east) into Millthorpe (along Millthorpe Drive). Proceed for approximately 250 meters and the site is located on the right hand (south) side of Millthorpe Drive highlighted by a Longstaff For Sale board.

The site is generally level and was formerly used as a farmyard. Most recently it included a grain store building and two single story buildings that bordered Millthorpe Drive. All buildings have now been demolished.

The site borders Millthorpe Drive to the north, a property to the west, agricultural land to the south and a ditch to the east. The unobstructed views to the south provide a spectacular outlook across the Fenland landscape.

PLANNING PERMISSION:

Planning Permission was granted on the 11th January 2022 for the demolition of the existing grain store (now demolished) and for the construction of two detached houses with associated garages (following Class Q Prior Approval for the conversion of the grain store to three dwellings).

The proposed dwellings each extend to approx. 187 m². (2,012 sq. ft.) over two floors – this area excludes the detached garages.

The planning documents can be downloaded from the South Kesteven District Council website – PL Reference: S21/1223.

ACCESS:

The site has the benefit of two vehicular access points off Millthorpe Drive.

SERVICES:

The site has the benefit of single and three phase electrics (only). The availability and cost of service connection or alterations should be thoroughly explored by prospective purchasers prior to submitting an offer.

BOUNDARIES AND FENCING:

Interested parties are responsible for familiarising themselves with the boundaries of the site. Any plans are provided for indicative purposes only and are not to scale. The buyer will be responsible for erecting a fence (to at least 1.2m in height) along the south boundary of the site within three months of completion.

UPLIFT PROVISIONS/CLAWBACK CLAUSE:

There will be an Uplift Provision/Clawback Clause which will be triggered if Planning Permission for any additional dwellings (i.e., more than two dwellings) is granted in connection with the site. The payment will be due at the rate of 50% of the uplift in value and will be limited to a period of 30 years from the date of completion. The payment will be due on the earlier of implementation of the Planning Permission or the sale of the site.

FLOOD ZONE:

The site is situated on the boundary between Flood Zone 2 and Flood Zone 3. Interested parties are encouraged to contact the Environment Agency if they have any further enquiries in this regard.

FOOTPATH:

There is a footpath crossing the part of the site. Interested parties are encouraged to contact Lincolnshire County Council if they wish to obtain a definitive map showing the exact location of the footpath

VAT:

The sale will be exempt from VAT but should the sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer(s) in addition to the contract price.

METHOD OF SALE:

The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Perspective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address. Further information is available from the Selling Agents.

VENDOR'S SOLICITOR DETAILS:

Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding, Lincolnshire. PE11 3YR.

VIEWINGS:

All viewings should be arranged with R Longstaff and Co's Bourne Office – 01778 420406. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

TENURE:

Freehold with vacant possession.

LOCAL AUTHORITIES**District & Planning:**

South Kesteven District Council
CALL: 01476 406080

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007

Gas:

Cadent Gas www.cadentgas.com Email: wecare@cadentgas.com
CALL: 0345 835 1111



PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: B0350

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT

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