



MAXEY  
GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

**Offers around £120,000**



Ref: 20053

**Plot to the Rear of 16 Burton Road, Heckington, Sleaford, Lincolnshire  
NG34 9QR**

- Building Plot
- Outline Planning Consent
- Plot Measures Approximately 26.1m x 21.8m
- Popular Village Location
- Plot Set Back from Burton Road
- Close to a Wide Range of Well-Established Amenities and Services



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**LOCATION** The property is located within the popular village of Heckington, which benefits from a variety of independent businesses including pet supplies, butchers, convenience store, hairdressers, florists and fast food outlets. The village also benefits from a primary school, doctor's surgery and railway station.

The plot itself is set back from Burton Road and is accessed via a small cul-de-sac known as Stirling Court.

**DESCRIPTION** The plot, edged red on Plan A, measures approximately 26.1m x 21.8m and benefits from outline planning consent for a single-storey dwelling.

**PLANNING** Outline planning permission was granted by North Kesteven District Council on 17<sup>th</sup> August 2022 for the erection of a single-storey dwelling with access committed. The consent also requires the creation of new parking spaces for No. 7 Stirling Court. A copy of the approved Block Plan is also contained within these particulars.

**BOUNDARIES** The purchaser will be responsible for fencing the boundary between points marked A and B on Plan A with a 6ft high, timber closeboard fence.

**SERVICES** Mains water and electricity are understood to be available for connection.

**POSSESSION** The property is offered For Sale Freehold with Vacant Possession upon completion.

**VIEWING** Strictly by appointment with the Agent.

**FURTHER INFORMATION** For further information, please contact John Maxey at our Wisbech Professional Office.

**METHOD OF SALE** The property is offered For Sale by Private Treaty.

**DIRECTIONS** The plot is accessed via Stirling Court, a cul-de-sac off Burton Road.   
///what3words: chills.hourglass.difficult

## PARTICULARS UPDATED

11<sup>th</sup> January 2024



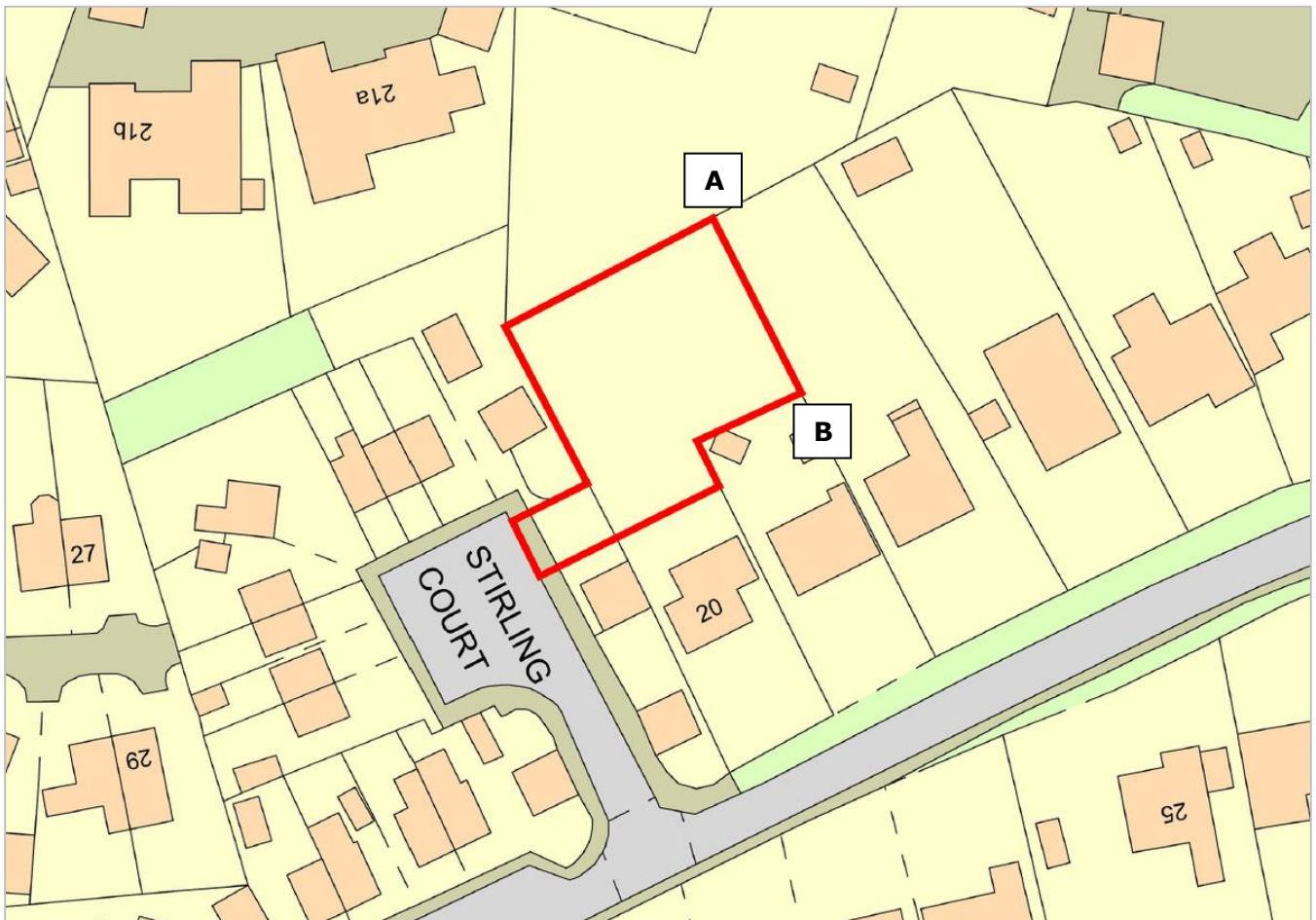
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## PLAN A





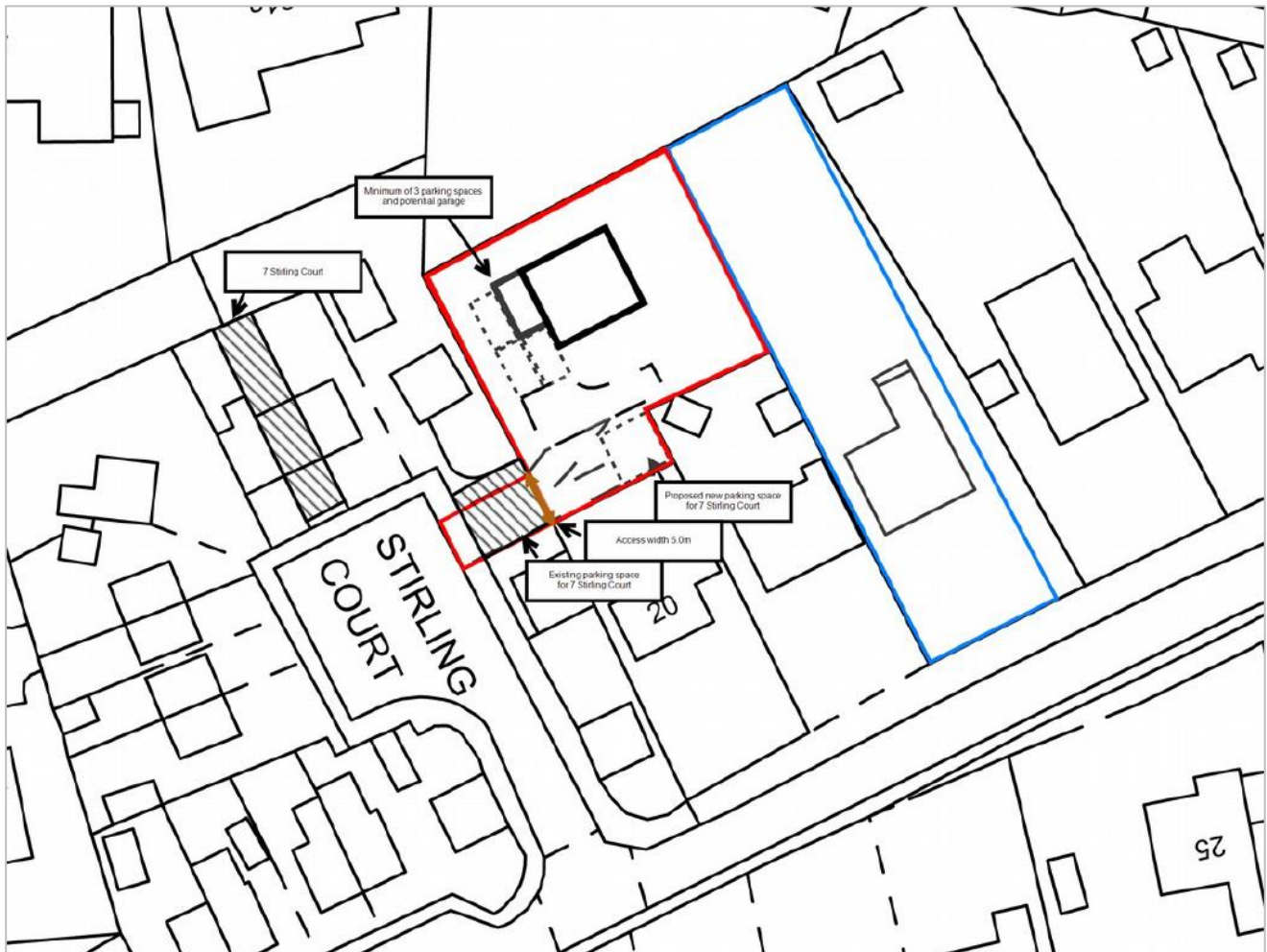
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## BLOCK PLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.