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**BUILDING PLOTS SOUTH OF STATION ROAD, CORBY GLEN,
GRANTHAM, LINCOLNSHIRE. NG33 4NP**

FOR SALE - GUIDE PRICE - £450,000 FREEHOLD

**Spectacular Residential Development Site with Planning Permission for the
Erection of Three Detached Dwellings. The site, which occupies an attractive
elevated position, extends to approximately 0.33 Hectares (0.82 Acres)**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

LOCATION

Corby Glen is situated on the A151 and it has a good range of local amenities including a shop, tea room, doctors surgery and public houses. The village has good road access along the A151 to the market town of Bourne and access to Grantham via the A1. Corby Glen is approximately 25 miles from the city of Peterborough, accessed via the A151 and the A15, with onwards fast train journeys available to London's Kings Cross (within 50 minutes from Peterborough station).

The site is west of 29 The Green (Station Road, Corby Glen, Grantham, Lincolnshire NG33 4NP) and is accessed off Station Road and the current field access is roughly opposite the entrance to Tanner's Lane. The 'What 3 Words' location is -
///flanked.attracts.manly.

DESCRIPTION

The site, which is roughly rectangular in shape, occupies an elevated position and benefits from open field views to the rear (south and west). Additionally, the elevated position provides a clear line of sight over the road, which runs to the North of the site. The site is shown edged red on the sale plan which is provided for identification purposes only.

SITE AREA

The site extends to approximately 0.33 hectares (0.82 acres). The southern boundary measures approximately 66.50 metres and the western boundary measures approximately 50.00 metres to the hedge situated by the roadside.

PLANNING PERMISSION

Planning Permission (dated the 20th April 2023) has been granted South Kesteven District Council (SKDC). The Planning Permission provides for the construction of three, four-bedroom detached dwellings. Plots 1 and 2 have adjoining double garages and Plot 3 has a detached garage.

The planning permission provides for the creation of self-contained annexes, intended for the creation of 'work from home'/office space. Interest parties may wish to explore with SKDC whether the consented accommodation could be repurposed in time for residential/living accommodation.

Prospective purchasers' attention is drawn to the conditions attached to the 'Planning Permission' and the purchaser will be responsible for all costs associated in completing the works.

The documents can be downloaded from the South Kesteven District Council website (www.southkesteven.gov.uk - planning referencing S21/2303) or are available from the Selling Agent's Bourne Office.

Any technical queries in respect of planning matters should be addressed direct to the Planning Department at South Kesteven District Council - 01476 406080

ACCESS:

The site is currently accessed directly off Station Road/the A151 through a field entrance to the west of 29 The Green, Station Road, Corby Glen, Grantham NG33 4NP (29 The Green is situated to the east of the site). The existing access is directly opposite the junction Tanner's Lane/the A151.

RETAINED RIGHT OF WAY

The sellers will retain a roadway (7.00 metres wide) to the western side, as per the planning permission, in order to access the remainder of the field to the south of the site.

BOUNDARY AND FENCING OBLIGATIONS:

The buyer will be obligated to erect a wooden post and three rail fence, to at least 1.20m in height, along the South boundary and the West boundary of Plot 1 within two months of the completion date of the sale.

The buyer will not be permitted to plant any plants, flowers or shrubs along the South or the West boundaries which may be poisonous or harmful to livestock etc.

SERVICES

No services are currently connected to the site however, mains water and foul drainage may run down or near the public highway. Neither the Vendors nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the plot as required. Interested parties are encouraged to make such enquiries at an early stage.

FLOOD RISK:

Part of the site is situated in Flood Zone 2. The extent of Flood Zone 2 is shown cross hatched blue on the block layout plan.

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.

TENURE

Freehold with vacant possession upon completion.

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.

LOCAL AUTHORITIES

<u>District & Planning:</u>	South Kesteven District Council CALL: 01476 406080
<u>Water & Sewerage:</u>	Anglian Water Customer Services, PO Box 10642, Harlow. CM20 9HA. 08457 919155
<u>County & Highways:</u>	Lincolnshire County Council, County Offices, Newland. LN1 1YL. 01522 552222
<u>Electricity:</u>	Western Power Distribution - Customer Application Team, Tollend Road, Tipton. DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk . 0121 623 9007

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: B0356

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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