



***Building Plot, Sandy Bank Road,  
New York, LN4 4YE  
Offers in the Region of £150,000 Invited***



- Large Single Building Plot
- Permission Granted for a 2 Storey Dwelling
  - Granted by ELDC on 1st November 2023
  - Application No. S/207/01041/23
- VIEWING BY APPOINTMENT ONLY PLEASE

## BUILDING PLOT

**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**

**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**







**North Elevation**

1 : 100



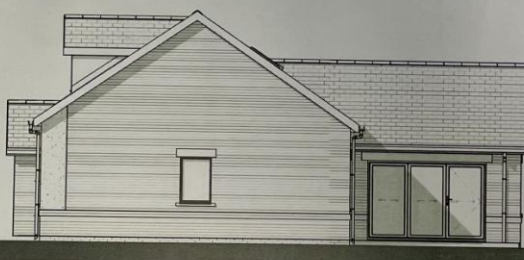
**East Elevation**

1 : 100



**South Elevation**

1 : 100



**West Elevation**

1 : 100

Rev. | Date | Comment

Revisions:

Client  
Clarke Group Construction

Project  
New Chalet Bungalow  
Sandy Bank Road, New York,  
Lincoln, LN4 4YE

Drawing  
Concept Elevations

Original Sheet Size Scale  
A3 1 : 100

Date  
13/09/2024

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Drawing Number Status  
24890-COR-01-XX-D-A-0003 S0  
Revision

**DRAFT**



Situated in this small rural hamlet, convenient for RAF Coningsby, the historic village of Tattershall and within easy driving distance of the market towns of both Horncastle and Boston.

Walters offer to the market this single Building Plot, having planning permission granted by ELDC on 1st November 2023 for an erection of a two storey dwelling and detached garage.

FULL PLANNING DETAILS available online through the ELDC Planning Department website, application No. S/207/01041/23





**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

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