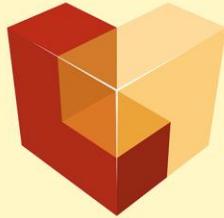


EST 1770



Longstaff^{.com}
Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



PLOT ADJACENT TO, 21 Chapel Street, Haconby , Bourne , PE10 0UL

£150,000 Freehold

- Individual Building Plot
- Popular Residential Location
- Village Location
- No Onward Chain
- Planning for Detached

A unique and exciting opportunity to purchase a sizable building plot in a pretty Lincolnshire village location. The plot consists of garden land to the side of 21 Chapel Street Haconby. Planning has been granted for erection of a detached dwelling house and garage plus the formation of new vehicular access.

SPALDING 01775 766766 BOURNE 01778 420406

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



GENERAL

This individual building plot has planning permission for a single storey dwelling, garage and the formation of a new vehicular access. Planning permission was granted on 19/07/2019 by South Kesteven District Council under reference number S19/0946. Buyers should make their own enquiries via the SKDC website.



LOCATION & GENERAL INFORMATION

Haconby is a pretty Lincolnshire village located approximately 4 miles North Of Bourne and approximately 9 miles from Stamford. Haconby itself benefits from a local pub that serves excellent food and beverages and also a thriving local Church with many community events. Bourne itself is a thriving market town that benefits from several national supermarkets, local shops and many different bars and restaurants. There are excellent primary and senior schools including Bourne Grammar and Bourne Academy and there is a free school bus for senior school children from the village. The building plot is located on the East side of 21 Chapel Street and currently is a large residential garden.

SIZE

The plot measures approximately 1000 square metres. It is envisaged that the dwelling will be a two storey detached house with a detached garage. A copy of the site plan is attached for identification purposes only. Please note this is not to scale.

AGENTS NOTE

The plot is currently a mature garden with areas of lawn, gravel and mature tree and shrub borders. Buyers will be responsible for clearing the site.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

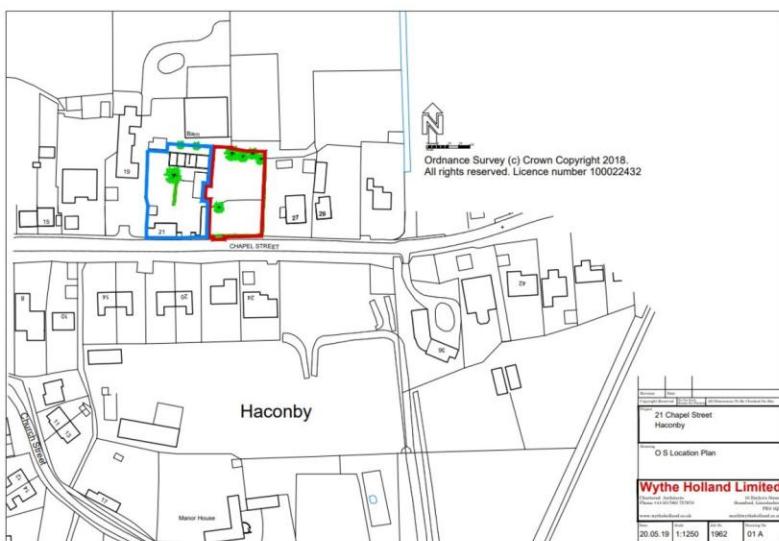
This land is being sold subject to the benefit of all easements, wayleaves and rights of way where they exist and whether referred to in these sales particulars or not.

SERVICES

Mains water and electricity are connected to 21 Chapel Street. Interested parties should make their own enquiries with the relevant undertakings to get quotes for connection.

CONTACT INFORMATION

Planning consent granted by South Kesteven District Council, St Peters Hill, Grantham, Lincs NG31 6PZ - 01475 406080
Anglian Water 0800 919155
Lincolnshire County Council 01522 552222



TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17590

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

T: 01778 420406
E: boume@longstaff.com
www.longstaff.com