

# For Sale



## Building Plot, Main Street, Kirkby On Bain, Lincolnshire, LN10 6YT

- Full planning permission for spacious detached dwelling
- Building plot of about 1.03 of an acre
- Situated on the outskirts of the village
- Popular village
- Mature, landscaped plot

Guide Price: £200,000



01522 504304 | [jhwalter.co.uk](http://jhwalter.co.uk)

JHWalter LLP | 1 Mint Lane | Lincoln LN1 1UD



## DESCRIPTION

Kirby-On-Bain is a pleasant village located approximately 3 miles from the spa town of Woodhall Spa. This thriving historic Spa village accidentally came about after an intrepid local entrepreneur stumbled upon the spring whilst digging for coal in 1811 and fundamentally established around 1834, when the then Lord of the Manor realised the value of the mineral spring water and built the Spa Baths and Victoria Hotel. Today the prospering village enjoys such notable landmarks as The National Golf Centre, home to the English golf union and considered to be one of the top 20 golf courses in the world, whilst other sporting facilities can be found at Jubilee Park including a heated lido, bowling green, cricket ground, croquet and tennis courts. The unique Kinema in the Woods was one of the first cinemas in Britain, and proves as popular today as ever, whilst the Broadway bustles with a plethora of individual stores, cafes, restaurants and two supermarkets. As for education, there are two schools within Woodhall those being St Hughs Preparatory and St Andrews C of E, whilst secondary education can be found at the highly regarded Queen Elizabeth Grammar School and Banovallum School in nearby Horncastle. The market town of Horncastle lies approximately six miles away and stands as the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty.

## LOCAL AUTHORITY

East Lindsey District Council: 01507 601111

## PLANNING PERMISSION

Erection of a single dwelling, land at Kirkby Lane, Kirkby On Bain, Woodhall Spa, LN10 6YY  
Decision Issued date - 7th August 2015  
Reference: S/094/02404/14

## VIEWING ARRANGEMENTS

By daylight hours with a copy of the particulars.  
Tel: 01522 504304.

## TENURE

Freehold with vacant possession upon completion.

## AGENT

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## IMPORTANT NOTICE

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