



LAND AT SIX HOUSE BANK

WEST PINCHBECK | LINCOLNSHIRE

Amenity land with development potential (subject to planning)

Suitable for a variety of uses

For Sale by Private Treaty

Guide £50,000 | 675 sq m (0.16 acres) STS

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BROWN & CO

Property and Business Consultants

DESCRIPTION

Excellent opportunity to acquire approximately 0.16 acres of amenity land with potential for residential development (subject to planning).

The site is situated immediately adjacent to a row of bungalows on Six House Bank, West Pinchbeck.

LOCATION

The property is accessed directly from Six House Bank, West Pinchbeck, Spalding. The approximate postcode is PE11 3QG.

PLANNING

Interested parties are to make their own planning enquiries with South Holland District Council.

TENURE AND POSSESSION

The property is freehold and vacant possession will be granted on completion.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplied and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

OUTGOINGS

Drainage rates are payable to Black Sluice District IDB.

VALUE ADDED TAX

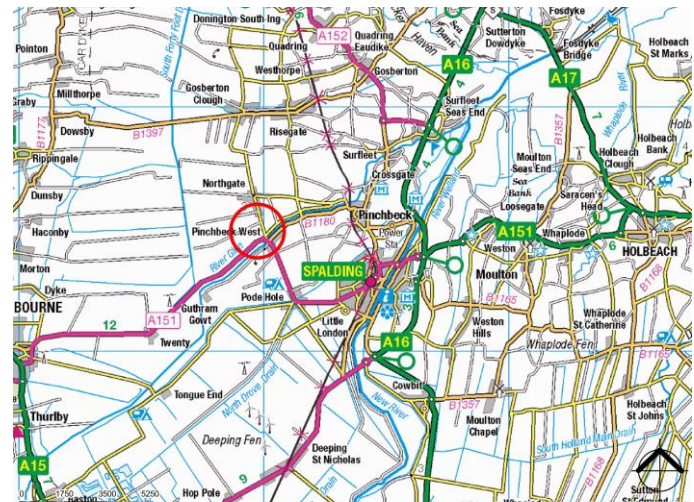
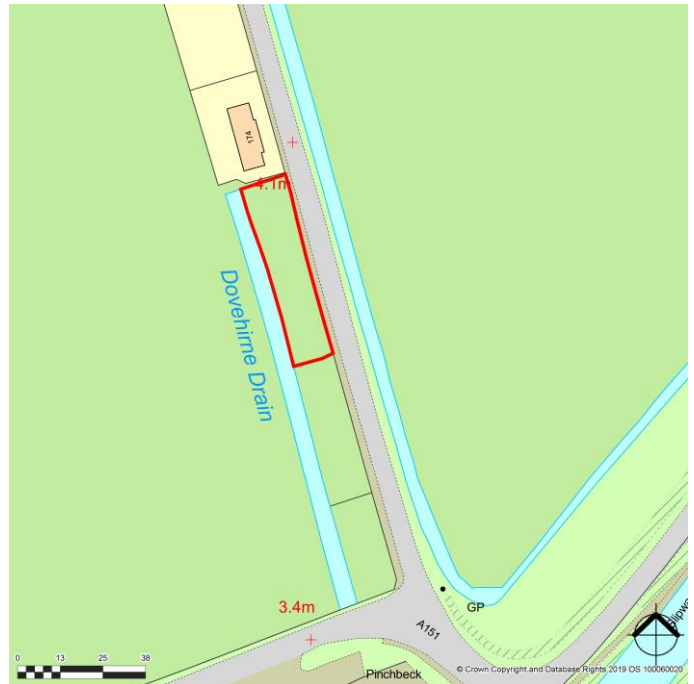
Should any sale of the land, or any rights attached to it become a chargeable supply for the purpose of VAT such tax shall be payable by the Buyer in addition to the contract price.

VIEWINGS

Viewing should be undertaken with a set of particulars to hand having contacted the Selling Agent prior to inspection. Viewers should be careful and vigilant while on the holding and view the property at their own risk.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.