



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Development Land | Rear of Willows Garden Centre |
Glenthams | Market Rasen | Lincolnshire | LN8 2EG

- Full planning permission for 19 dwellings
- Excellent range of nearby amenities
- Four affordable homes
- Approximately 1.29 hectares (3.2 acres)
- Countryside views

Guide: £500,000 | Offers are invited for consideration

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LOCATION

The property is situated away from the A631 overlooking open countryside within the village of Glentham. Glentham is situated approximately 20 minutes drive away from the historic cathedral city of Lincoln and 10 minutes away from the small market town of Market Rasen that offers shopping facilities. In addition the village is around 12 miles from both Gainsborough and Caistor.

DESCRIPTION

The property is currently an undeveloped grassfield with a pond. In total, the property is an area of approximately 1.29 hectares (3.2 Acres). The land can be accessed through the former Willows Garden Centre.

PLANNING PERMISSION

Outline planning permission was granted by West Lindsey District Council on the 17th July 2017 under application number 133608 and the approval of reserved matters was approved on the 25th August 2020 under application number 140729. JHWalter have been advised that all the conditions for the planning have been completed apart from the ground survey.

The site plan which formed part of the application and is attached to these particulars incorporates 5 detached bungalows, 4 semi-detached bungalows, 4 semi-detached houses and 6 detached houses.

The conditions of the development commits the developer to build four affordable homes which are semi detached bungalows (plots 2-5 on the proposed site plan). In addition there is an offsite contribution to affordable housing at around £36,000. It is understood there are no CIL charges.

Interested parties should make their own enquiries with West Lindsey District Council on 01427 676676 to confirm that their proposed use of the property will be acceptable.

SERVICES

We understand that electricity, water and drainage are available for connection to the site. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned.

TENURE & POSSESSION

Freehold with vacant possession.

The Seller will require an overage for additional units built on the site or for a purchaser achieving more than 10% increase in the total floor area of the buildings proposed.

GUIDE PRICE

£500,000. Offers are invited for consideration.

The buyer of the development will be responsible to upgrade the new access road to the site.

Adjoining land fronting the A631 which was the former Willows Garden Centre may be available by separate negotiation.

VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

VIEWING

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter:

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IMPORTANT NOTICES

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