



2.89 Acres - Development Land, Moorhouse Close

Off Lea Road | Gainsborough | DN21 1AP

Offers Around £450,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

2.89 Acres - Development Land

Moorhouse Close | Off Lea Road
Gainsborough | DN21 1AP

Offers Around £450,000

Opportunity to acquire a site within the established and popular Lea Road area. The development site area extends to 0.27 Ha (0.667 Acres) with Planning Permission for five detached dwellings. The total site area including adjoining grass paddocks/amenity land is approximately 2.89 Acres. The property offers convenient location for commuters to Lincoln, Scunthorpe and surrounding areas.

Location

The Development Land is located within the established residential area of Lea Road. (Directly to the rear of 274 Lea Road).

Description

The Site comprises a reasonably level and rectangular area that amounts to 2.89 Acres or thereabouts and benefits from Detailed Planning Permission for the erection of five detached dwellings the areas with the benefit of Planning Permission extends to 0.270Ha (0.667Acres).



Planning

Planning Consent was granted 25th November 2010 126428 and can be viewed online at West Lindsey District Council's website alternatively it is available from the Agent's offices.

Confirmation has been received from West Lindsey District Council confirming a 'material start' of the development (2013).

Services

Mains services are believed to be available in Lea Rd Interested parties are advised to make their own enquiries of the Service Providers.

Tenure

The property is available Freehold with Vacant Possession.

Method of Sale

The Site is to be sold by private treaty.

Plans, Areas & Schedules

These have been provided as accurately as possible. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for sale plan.

Easements & Rights of Way

The land is to be sold subject to and with the benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these.

VAT

VAT will not be chargeable on the sale.

Community Infrastructure Levy (CIL)

The CIL may well be chargeable. All interested parties are advised to make their own enquiries of West Lindsey District Council.

Local Authority

West Lindsey District Council, Council Offices, Guildhall, Marshall's Yard, Gainsborough, Lincs, DN21 2NA

Telephone: 01427 676676

Customer.services@west-lindsey.gov.uk

Viewing

Strictly by appointment with the Agent.

Joint Agent

Silcock & Partners,
Gamston Wood Farm, Upton, Retford, Notts

Tim Silcock: 01777 717559 / 07964977724

Andrew Silcock FRICS: 07540578530

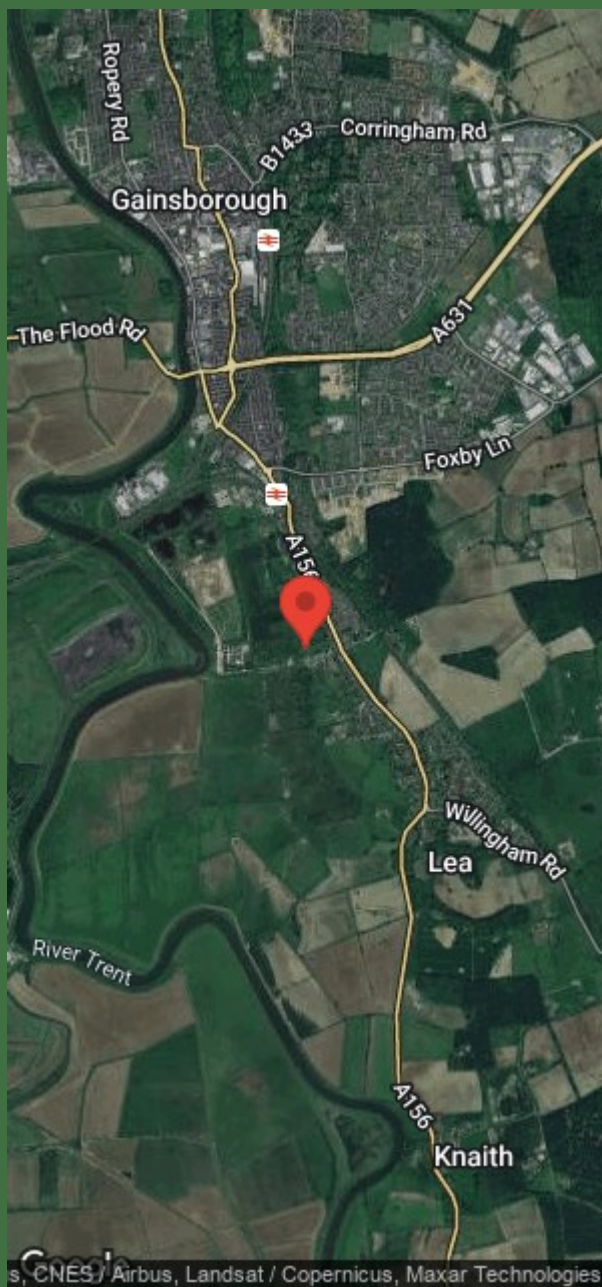
info@silcockandpartners.co.uk



DWELLING TYPE A: PLANS AND ELEVATIONS SCALE 1:100



DWELLING TYPE B: PLANS AND ELEVATIONS SCALE 1:100



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.