

**DEVELOPMENT  
OPPORTUNITY**



**VILLAGE DEVELOPMENT OPPORTUNITY  
THE WOLDS, WADDINGHAM, LINCOLNSHIRE  
FOR SALE WITH OUTLINE PLANNING FOR FOUR DWELLINGS**



# VILLAGE DEVELOPMENT OPPORTUNITY

## THE WOLDS, WADDINGHAM, LINCOLNSHIRE

(Scunthorpe 13 miles, Lincoln 18 miles)

### FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

#### Introduction

This is an outstanding opportunity to purchase a residential site in the desirable Lincolnshire village of Waddingham, which has the benefit of outline planning permission for four new build dwellings.

#### Location

The sought after village of Waddingham is located within the West Lindsey district of Lincolnshire 15 miles from the A15 north of Caenby Corner and the site is accessed via "The Wolds" cul-de-sac. The village offers a village hall and well respected pre-school and primary school.

Waddingham is ideally placed for local and distance travel to the Humber and towns of Brigg, Grimsby and Immingham, plus Humberside International Airport and the cathedral city of Lincoln. It has links to the city of Hull, the M62 and M180.

#### Tenure & Possession

The land is offered for sale freehold with vacant possession upon completion.

#### Viewing

Viewing is strictly by confirmed appointment with the Vendor's Selling Agents on (01652) 653669.

#### Method of Sale

The property is offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton of the Selling Agents on 07970 126304 or (01652) 653669 to discuss their interest.



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property  
professionalism  
worldwide



Ref: TH/BW/BR-21/271  
Date: 08 June 2023



#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: **01652 653669**  
Ref: **Tori Heaton**

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## **DEVELOPMENT OPPORTUNITY, THE WOLDS, WADDINGHAM, LINCOLNSHIRE**



### **Residential Development Opportunity - Four New Build Dwellings**

#### **Planning**

The site received outline planning consent on 04 March 2021 (application reference no. 141907), for the erection of four dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration.

The consent was granted, subject to various conditions detailed in the decision notice, a copy of which can be downloaded from the West Lindsey District Council website, or by e-mail from the Selling Agents, upon request.

#### **Local Authority**

Interested parties should make their own enquiries with West Lindsey District Council Planning Department.

Telephone: 01427 676676, website: [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk).

#### **Services**

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

#### **Access**

The Purchaser will be responsible for creating the new access to the site from The Wolds. The Seller will agree with the Purchaser a suitable specification for the works having regard to the planning permission.

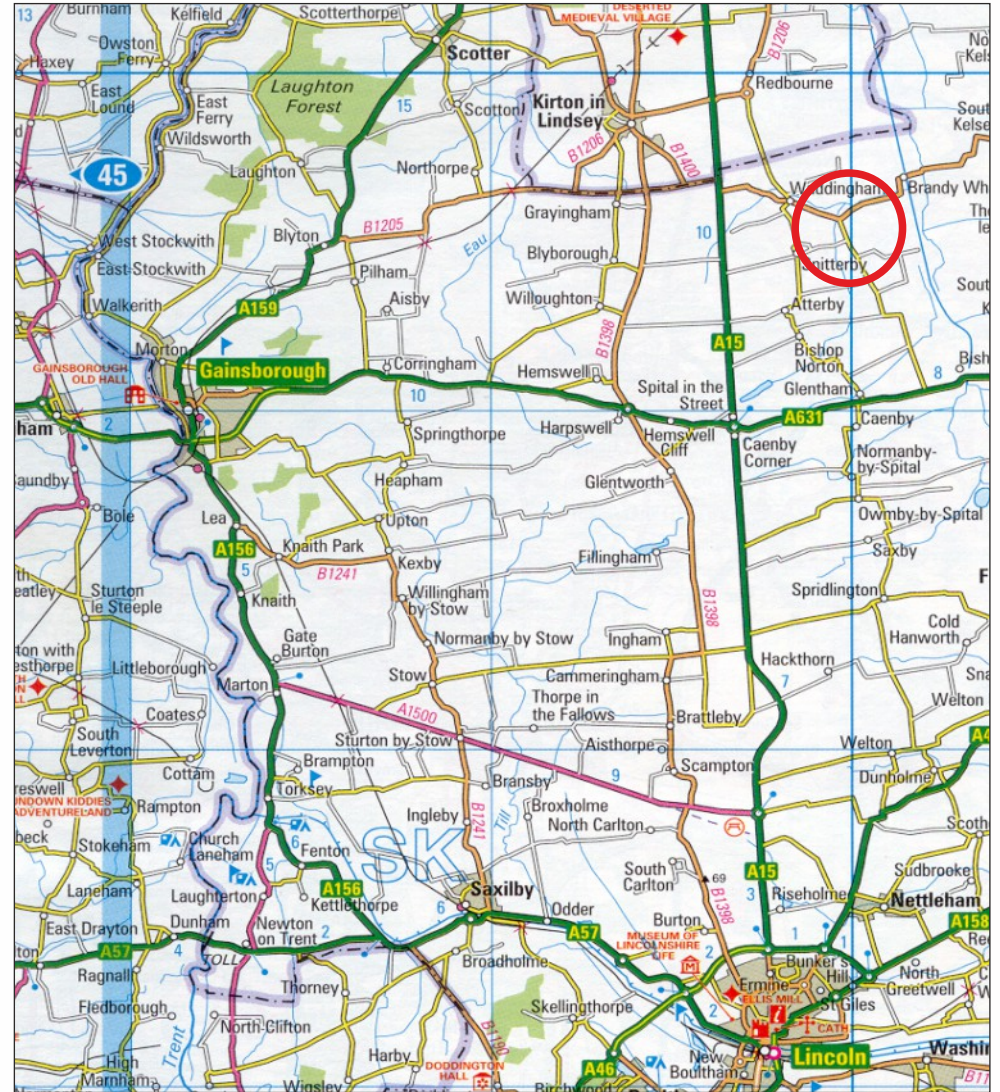
#### **Easements, Wayleaves and Rights of Way**

The land is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

#### **Value Added Tax**

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

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### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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