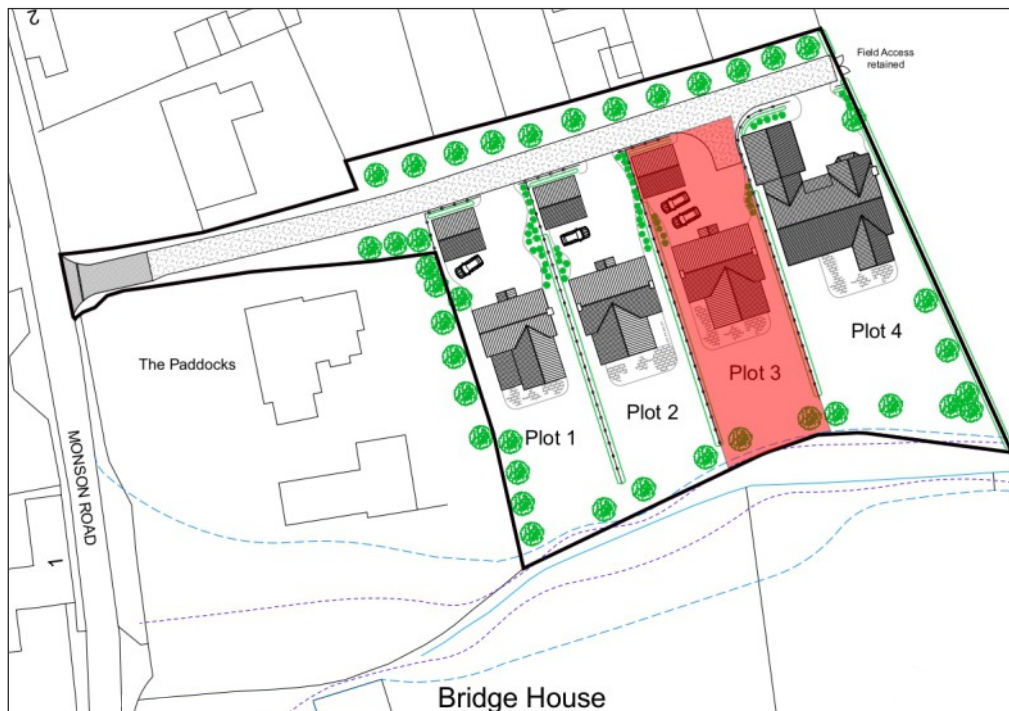




**AGRICULTURE**

# **RESIDENTIAL BUILDING PLOT LAND OFF MONSON ROAD, NORTHORPE, GAINSBOROUGH, DN21**

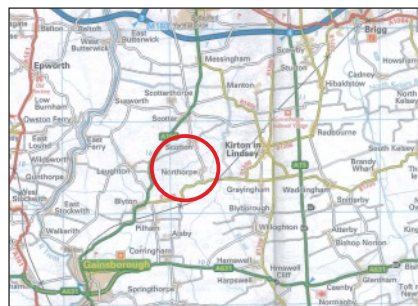


**A VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH  
PLANNING PERMISSION FOR A DETACHED DWELLING  
FOR SALE BY PRIVATE TREATY**

**FREEHOLD WITH VACANT POSSESSION  
GUIDE PRICE: OFFERS OVER £150,000**

## **Solicitors**

Hetts Solicitors  
11 Wells Street  
Scunthorpe  
North Lincolnshire  
DN15 6HW  
**Tel: 01724 843287**  
Ref: Andrew Pascoe  
Email: [apascoe@hetts.co.uk](mailto:apascoe@hetts.co.uk)



## **Selling Agents**

DDM Agriculture  
2 Doncaster Road  
BAWTRY  
DN10 6NF

**Tel: 01302 714399**

Ref: Morten Gledhill

E-mail: [morten.gledhill@ddmagriculture.co.uk](mailto:morten.gledhill@ddmagriculture.co.uk)

## General Remarks and Stipulations

### Introduction

This is an outstanding opportunity to purchase a residential building plot in the desirable village of Northorpe, which has the benefit of full planning consent for one detached dwelling.

### Location

The picturesque village of Northorpe is located within the West Lindsey District of Lincolnshire. The site is accessed via Monson Road. The village offers easy access to the nearby town of Kirton in Lindsey, which offers an excellent nursery, primary school and public house. Northorpe is ideally placed for access onto the M180 Motorway.

### Access

The access way from Monson Road into the site has already been suitably tarmacked, providing easy access to the plot for the development.

### Easements, Wayleaves and Rights of Way

The plot will be accessed via an existing right of way down Huntingfield Drive directly off Monson Road.

The property 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.

### 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.

### Tenure and Possession

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

### Planning

The site received full planning permission for 4 detached dwellings on 13 January 2022 (application reference no.143365) with the other 3 plots being developed separately and not included in the sale.

A copy of the planning application documents, including the decision notice, can be downloaded from the West Lindsey District Council website, or can be sent directly by email 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)

### Value Added Tax (VAT)

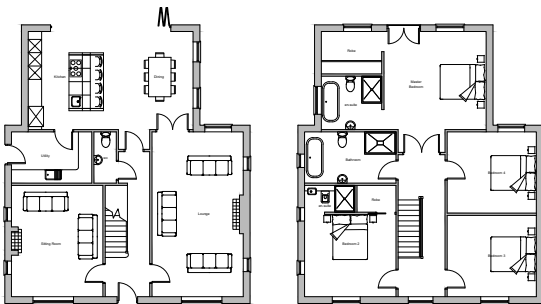
The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may subsequently be payable.

### Viewing

The site may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

### Method of Sale

The property is offered for sale by Private Treaty. Interested parties are invited to speak to Morten Gledhill of the Selling Agents on 01302 714399 to discuss their interest.



### 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 Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.

(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.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.