

SELF BUILD DEVELOPMENT PLOTS

LAND OFF CHURCH ROAD, UPTON

GAINSBOROUGH

(Gainsborough 11 miles, Scunthorpe 18 miles)



**EXCELLENT BUILDING PLOTS, IDEAL
SELF-BUILD PROJECT IN A SOUGHT
AFTER VILLAGE**

**OUTLINE PLANNING PERMISSION
FOR 5 SINGLE DETACHED
DWELLINGS IN A SELECT
DEVELOPMENT**

**AVAILABLE AS A WHOLE OR IN UP
TO 5 LOTS**

**FOR SALE BY
PRIVATE TREATY**

**GUIDE PRICE
£120,000 - £150,000
PER PLOT**

FREEHOLD WITH VACANT POSSESSION

Solicitors

Mason, Baggot & Garton

25 Bigby Street

BRIGG

DN20 8ED

Tel: 01652 654111

DX: 24352 BRIGG

Ref: Richard Mason

E-mail: richardmason@lawlincs.co.uk



Selling Agents

DDM Agriculture

Eastfield

Albert Street

BRIGG

DN20 8HS

Tel: 01652 653669

DX: 24358 BRIGG

Ref: Tori Heaton

E-mail: tori.heaton@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The sought after village of Upton is located approximately 14 miles from Lincoln, 5 miles from Gainsborough and 16 miles from Scunthorpe within the Parish of West Lindsey. The village has amenities including the historic All Saints Church, The Rose and Crown Public House, village store and Fish and Chip Shop. Upton is within the catchment area for the highly regarded Queen Elizabeth Grammar School in Gainsborough, where there is also a wealth of amenities and local facilities including the Marshalls Yard Shopping Centre, Leisure Centre, Golf Club and supermarkets.

Description

This is an outstanding opportunity to purchase excellent building plots in a high end select development in this desirable small Lincolnshire village of Upton. There are five plots in total, each having the benefit of Outline Planning Permission for a single dwelling.

The plots are presently grassed and we understand that all mains services are available within close proximity. Ideal for a self-build project, the plots offer an excellent opportunity to create a large detached family home (subject to full planning).

Development Potential

The site received outline planning consent on 21 February 2019 (application reference No. 138896) for the erection of up to 5 no. dwellings – all matters reserved.

The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which is available on request, or can be downloaded from the West Lindsey District or DDM Agriculture websites.

Local Authority

Interested parties should make their own enquiries with;

West Lindsey District Council
Guildhall, Marshall's Yard
GAINSBOROUGH
DN21 2NA
Telephone: 01427 676676
Website: www.west-lindsey.gov.uk

Services

Mains gas, electric, water and sewerage are available close to the site. 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.

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.

Tenure and Title

The land is to be sold freehold with vacant possession upon completion. The plots form part of Title Number LL310835. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title. Title documentation is available on request or to download from our website.

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Value Added Tax

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

Viewing

Viewing is available in reasonable daylight hours with a copy of these particulars.

Method of sale

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

Note

The vendors may consider an offer for all remaining plots as a single unit, subject to negotiations.



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