

RESIDENTIAL BUILDING PLOT

LAND ADJACENT TO 3 MORTON ROAD, LAUGHTON,
GAINSBOROUGH, DN21 3PS

(Gainsborough 5 miles, Scunthorpe 9 miles)



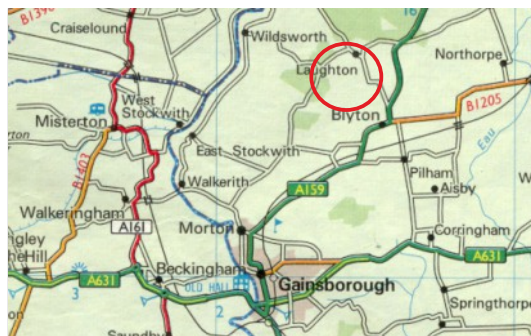
**CENTRAL VILLAGE RESIDENTIAL BUILDING PLOT
WITH OUTLINE PLANNING PERMISSION FOR
ONE DETACHED RESIDENTIAL DWELLING**

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE £75,000.00
FREEHOLD WITH VACANT POSSESSION**

Solicitors

Wilkin Chapman LLP
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LINCOLN
LN5 7AY

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DX: 11008 LINCOLN
Ref: Jonty Pearson
E-mail: jonty.pearson@wilkinchapman.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 village of Laughton is located 5 miles north of Gainsborough and 9 miles south of Scunthorpe within the Parish of West Lindsey. Laughton benefits from being a short distance from Gainsborough which has a wealth of amenities and facilities including the Marshalls Yard Shopping Centre, Leisure Centre, Golf Club and supermarkets.

Description

This is an outstanding opportunity to purchase a building plot in the small Lincolnshire village of Laughton. The site is currently vacant and we understand all mains services are available within close proximity.

Development Potential

The site received outline planning consent on 16 November 2020 (application reference number 141716) for the erection of 1 no. dwelling with 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 Council or DDM Agriculture website.

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

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

Value Added Tax

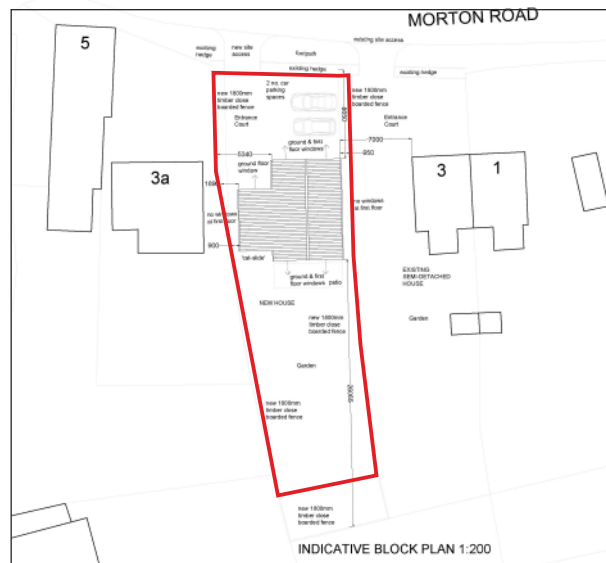
The sale price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Viewing

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

Method of Sale

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



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, Title and Possession

The land is to be sold freehold with vacant possession upon completion. The site forms part of Title Number LL114291. 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 online data room.



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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TH/BW/M015/B/CC/Plot3A
11 May 2022