

## 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 BEST AND FINAL OFFERS BY FRIDAY 07 MAY 2021 12 NOON**

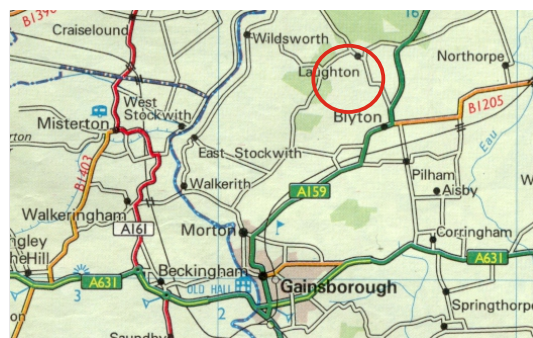
**GUIDE PRICE £70,000.00**

**FREEHOLD WITH VACANT POSSESSION**

### Solicitors

Wilkin Chapman LLP  
11-15 Brayford Wharf East  
LINCOLN  
LN5 7AY

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DX: 11008 LINCOLN  
Ref: Jonty Pearson  
E-mail: [jonty.pearson@wilkinchapman.co.uk](mailto:jonty.pearson@wilkinchapman.co.uk)



### Selling Agents

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG, DN20 8HS

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# 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](http://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

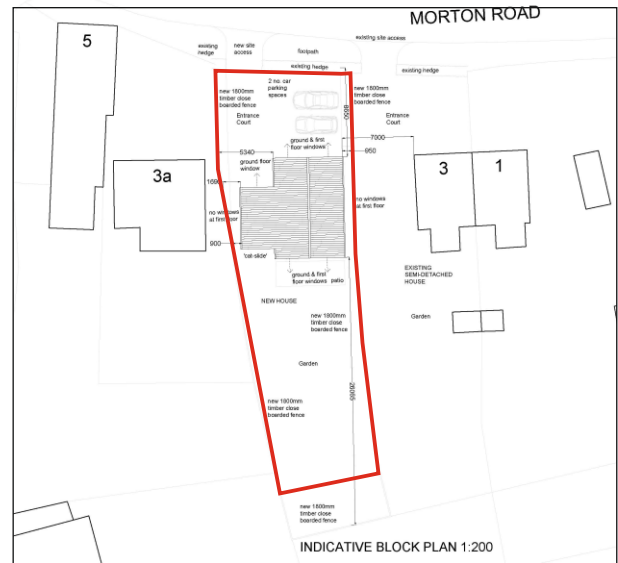
## Method of Sale

The land is offered for sale **by Informal Tender**. The Vendors do not undertake to accept the highest, or indeed any offer but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total
2. Confirm full name and address and contact telephone number of Purchaser.
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**3 Morton Road, Laughton Tender**".
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon on Friday 07 May 2021**. To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

### 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 and are not to 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.



## 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.

