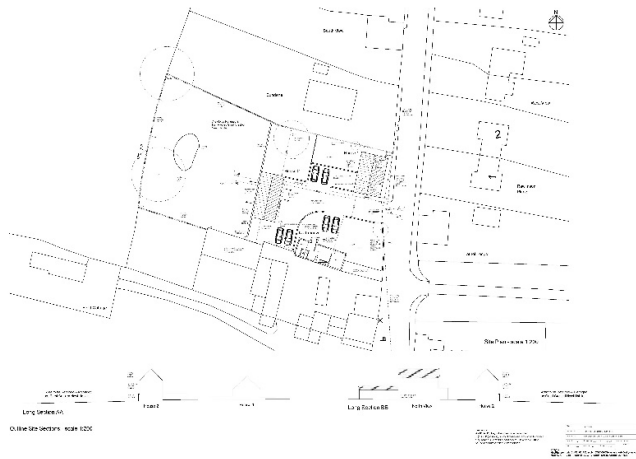




# DEVELOPMENT OPPORTUNITY, NORTH VIEW

SOUTH KELSEY | LINCOLNSHIRE

This 2/3 bedroom traditional cottage in the popular and sought after village of South Kelsey is an ideal proposition for developers. It benefits from outline planning for the erection of 2 new dwellings with the site being sold as a whole, to include the land to the rear of the scheme. The land to the rear referenced in point 12 of the outline planning decision and highlighted blue in the location plan is subject to a development claw back at a rate of 25% for any uplift in value if planning is granted for development for a period of 25 years.

**Simon Tomlinson**

Brown&Co

Brigg

01652 654833 / 07867442234

brigg@brown-co.com

**BROWN & CO**

Property and Business Consultants

**ASKING PRICE - £300,000**

The site is located in the popular village of South Kelsey off of Brigg road. South Kelsey is a village in the West Lindsey District of Lincolnshire 5 miles from the A15 and 4.5 miles from Caistor. South Kelsey is ideally situated for commuters being near multiple communication links to the wider Lincolnshire area.

Outline planning permission was granted on 3<sup>rd</sup> October 2019 for erection of 2 new dwellings with access to be considered. West Lindsey district council reference number: 139721. A copy of the decision notice and planning application documents are available from the selling agent upon request.

The property is freehold and vacant possession will be given upon completion.

All fixtures and fittings are excluded for the sale unless specifically referred to in these particulars.

These are included in the sale so far as they are owned, subject to statutory exclusions.

The property is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

Should any sale of the site, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 and 1:10,000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

West Lindsey District Council  
Guildhall  
Marshall's Yard  
Gainsborough  
Lincolnshire  
DN21 2NA  
01427676676

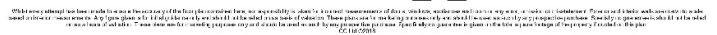
Should any disputes arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Vendors' Agents will be responsible for defining the boundaries or the ownership thereof.

Viewings of the site are to be arranged with the selling agent.

Neither the Vendor not the Selling Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Simon Tomlinson [simon.tomlinson@brown-co.com](mailto:simon.tomlinson@brown-co.com) 07867442234



Brown & Co for themselves and for the Vendors or Lessors of the Property give notice that: 1. These Particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for the accuracy of the information contained in these Particulars. 6. The Property is sold "AS IS" and "WHERE IS" and is sold without any contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number 3030292.



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