



SELF BUILD DEVELOPMENT OPPORTUNITY OFF BENTLEY LANE

GRASBY | NORTH LINCOLNSHIRE

**OFFERS IN THE REGION OF £100,000
EACH**

Simon Tomlinson MNAEA

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BROWN & CO

Property and Business Consultants

LOCATION

Grasby is a well thought of Lincolnshire Wold Village with varying amenities which include a public house and a highly regarded primary school. Grasby falls within the catchment area for the highly sought after Caistor Grammar School.

PLANNING PERMISSION

Outline planning permission was granted by West Lindsey District Council on 16/01/2020 with planning application number 140148 to erect two dwellings with all matters reserved.

TENURE & POSSESSION

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

FIXTURES & FITTINGS

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

SPORTING RIGHTS AND MINERALS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

VALUE ADDED TAX

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.

PLANS, AREAS AND SCHEDULES

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed. As the title is yet to be split the image is an indicative image only and measurements can be provided on request. The vendors are happy to sell both plots together.

ADDITIONAL LAND

The additional land highlighted in blue on the indicative image could be available by separate negotiation. Any additional land would be subject to a development claw back with terms to be discussed as a condition of any offers.

LOCAL AUTHORITIES

West Lindsey District Council
Marshalls Yard
Gainsborough
Lincolnshire
DN21 2NA
01427 676676

DISPUTES

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.

VIEWING

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

HEALTH AND SAFETY

Neither the Vendor nor 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.

ANTI MONEY LAUNDERING LEGISLATION

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.

SELLING AGENT

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this 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 of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to 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 OC302092.