



Residential Development Site,
Leasingham, Sleaford, Lincolnshire, NG34 8JZ

£1,000,000

Land (Residential)

- Freehold
- Full Planning Permission
- 9 Plots in 3.18ha (786acres)
- Custom Build, Detached Homes
- Pair of Affordable Semi Detached Homes
- 2,127.6sqm (22,893sqft) of Gross Internal Area
- All with Individual & Large Garages
- Individually Designed Plots
- Executive Homes
- Spacious Plots amongst Established Trees



Overview

A rare opportunity has arisen to acquire an exceptional residential development, on a greenfield site, situated on the southwestern edge of Leasingham.

The site extends to 3.18ha (7.86 acres) and has been granted full planning permission for the erection of 9 new residential dwellings. This comprises of 7 x detached custom-build, executive homes and a pair of affordable semi-detached houses (plots 3 & 4).

Situation & Location

The land is located adjacent to the Lincoln Road (A15) within the village of Leasingham, being 1.8 miles northwest from the centre of the market town of Sleaford. Sleaford is an attractive town with easy access to larger surrounding towns, including Grantham, and the Cathedral Cities of Lincoln and Peterborough. It has facilities including: schools, banks, food and retails shops, a railway station, eateries and social and leisure amenities.

Approximate distances to nearby settlements: Grantham 14 miles (with its high-speed rail link to London King's Cross), Boston 18 miles, Newark-on-Trent 17 miles, Lincoln 14 miles, Peterborough 35 miles.







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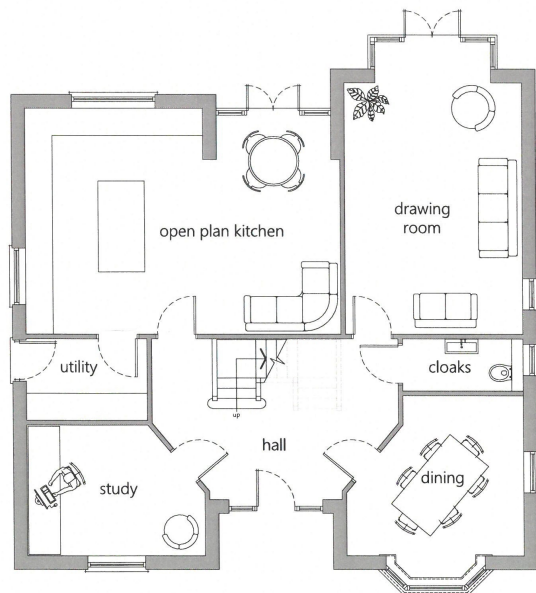
front elevation



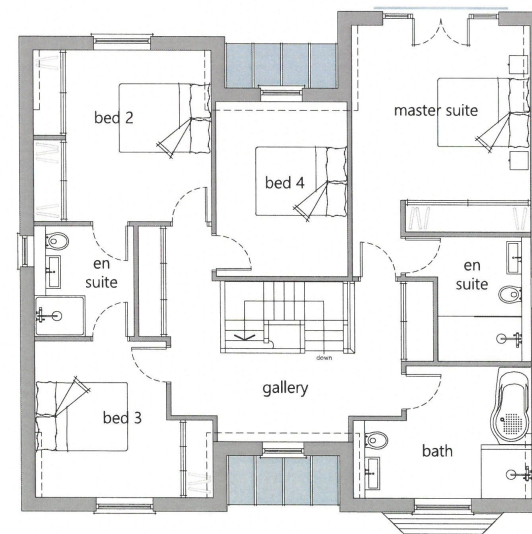
rear elevation



side elevation



ground floor plan
Gross int. floor area = 108m² or 1,162ft²



first floor plan
Gross int. floor area = 102m² or 1,098ft²
TOTAL gross int. floor area = 210m² or 2,260ft²



side elevation

Plot 1



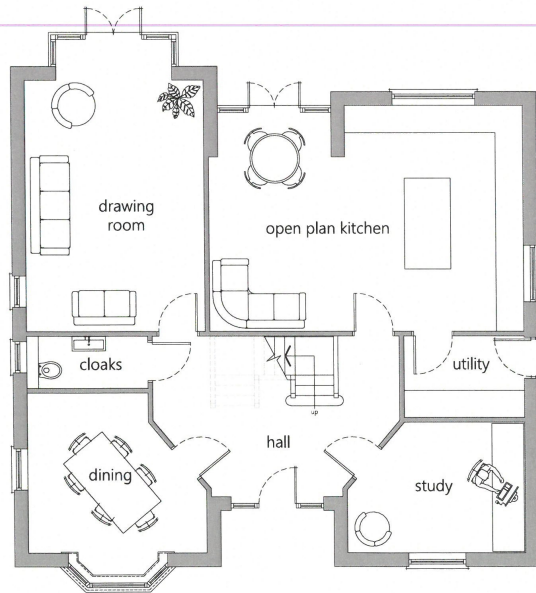
front elevation



rear elevation



side elevation



ground floor plan
Gross int. floor area = 108m² or 1,162ft²



first floor plan
Gross int. floor area = 102m² or 1,098ft²
TOTAL gross int. floor area = 210m² or 2,260ft²



side elevation

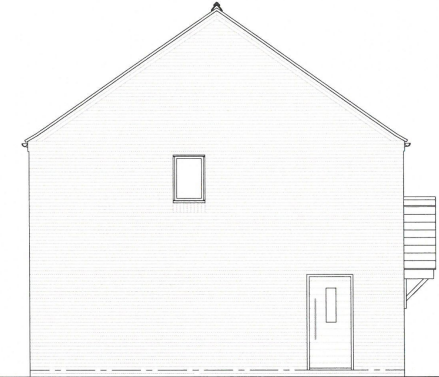
Plot 2



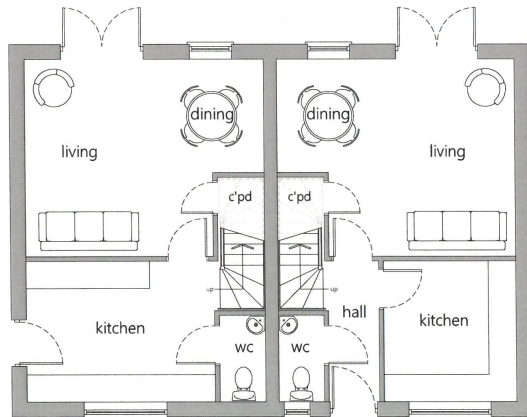
front elevation(s)



rear elevation(s)

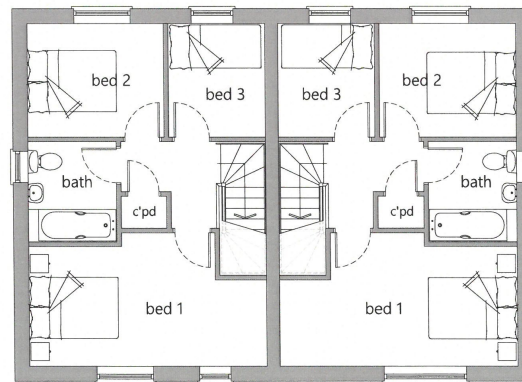


side elevation - plot 4



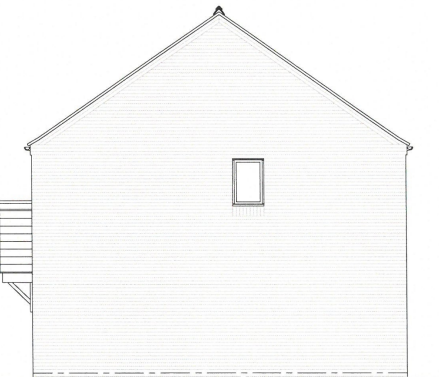
ground floor plan(s)

Gross int. floor area = 39.3m² or 422R² per unit



first floor plan(s)

Gross int. floor area = 39.3m² or 422R² per unit
Total gross int. area = 78.6m² or 845R² per unit



side elevation - plot 3

Plots 3 & 4



front elevation



side elevation

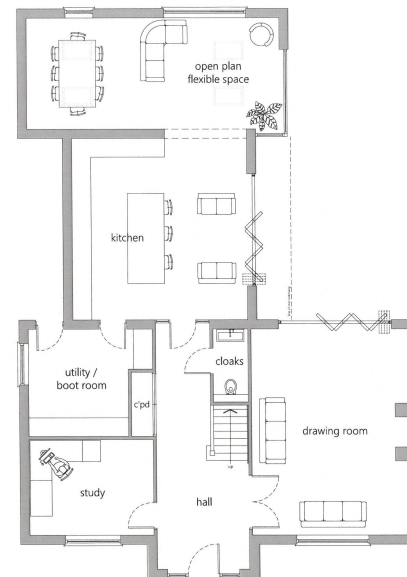


rear elevation

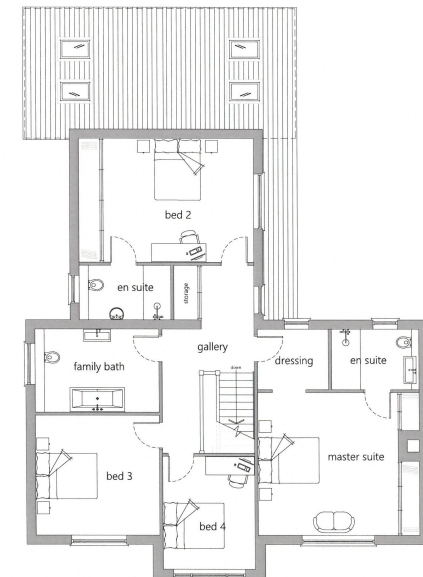


side elevation

Plot 5



ground floor plan
Gross int. floor area = 156.3m² or 1,682ft²



first floor plan
Gross int. floor area = 124.7m² or 1,342ft²
TOTAL gross int. floor area = 281m² or 3,024ft²



front elevation



rear elevation

Plot 6

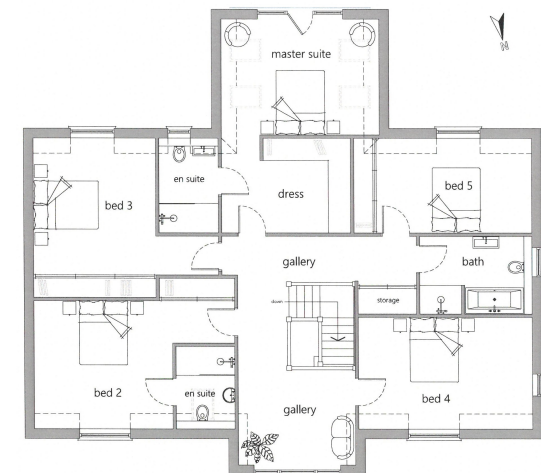


side elevation

Proposed residential development
Land off Lincoln Road / Spring Lane, Leas



side elevation





front elevation



rear elevation

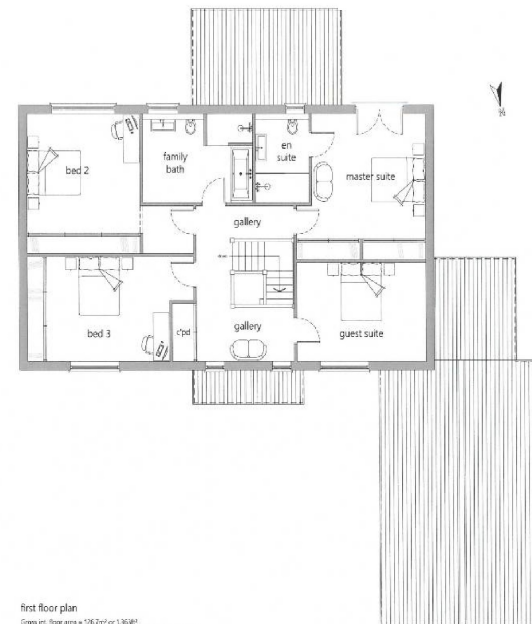


side elevation



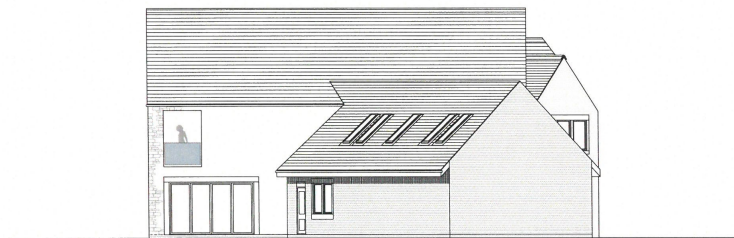
side elevation

Plot 7





front elevation



side elevation



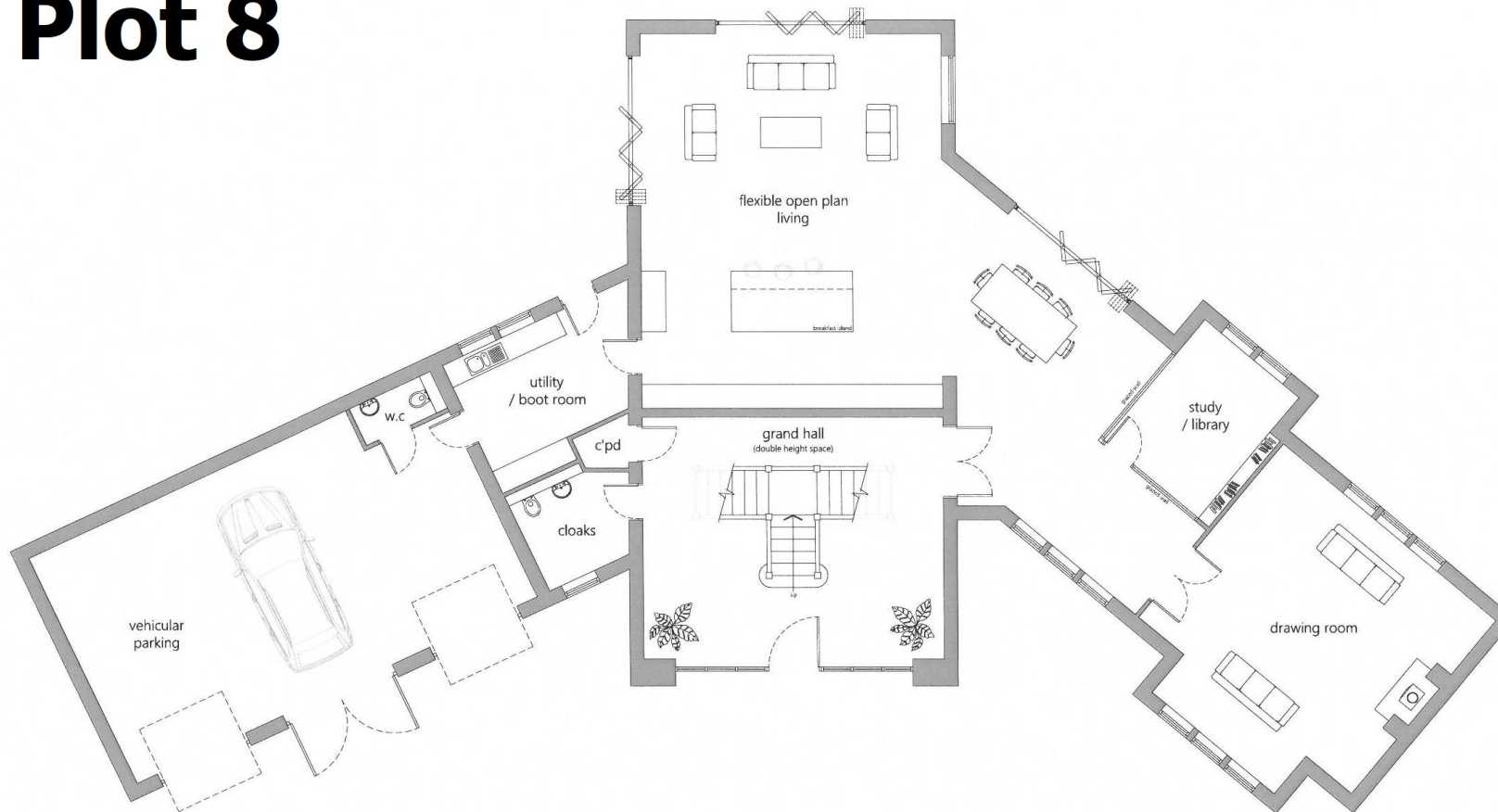
rear elevation



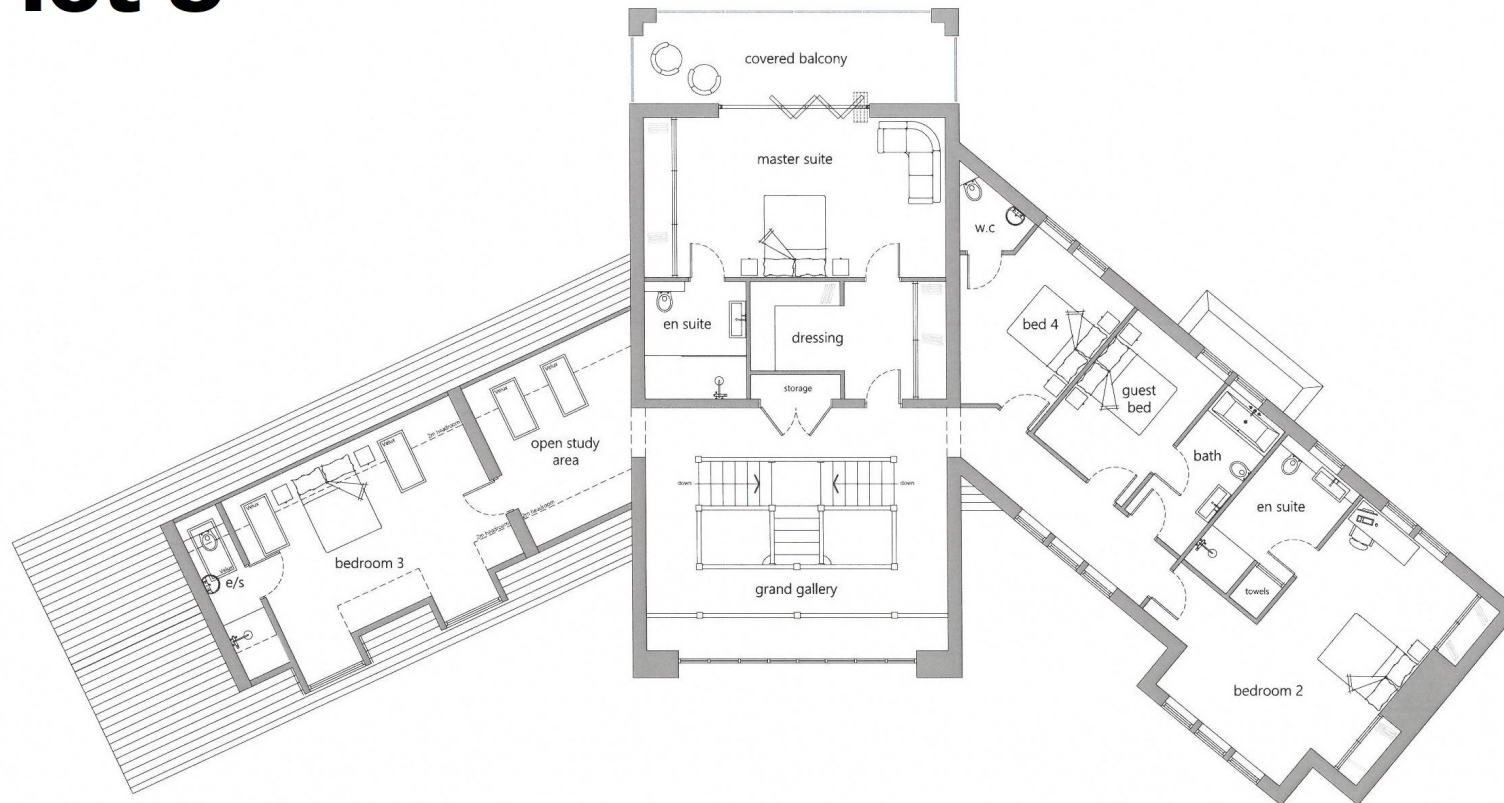
side elevation

Plot 8

Plot 8



Plot 8



Plot 9



front elevation



front / side elevation



rear elevation



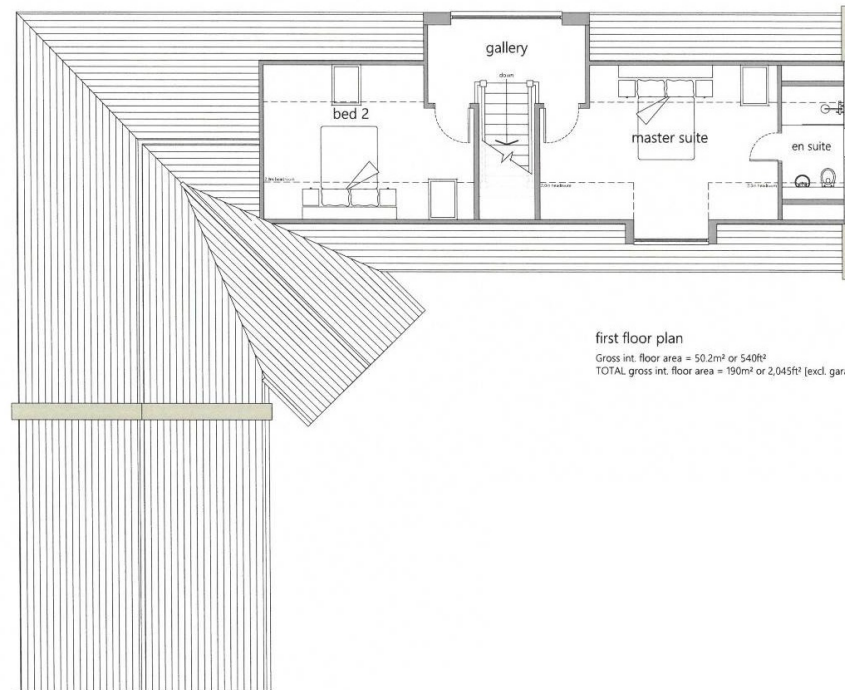
side elevation

Plot 9



ground floor plan

Gross int. floor area [excl. garage] = 139.9m² or 1,505ft²
 Gross int. floor area of garage = 35.6m² or 383ft²



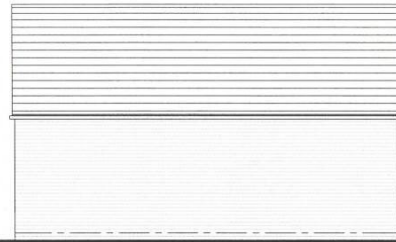
first floor plan

Gross int. floor area = 50.2m² or 540ft²
 TOTAL gross int. floor area = 190m² or 2,045ft² [excl. garage]

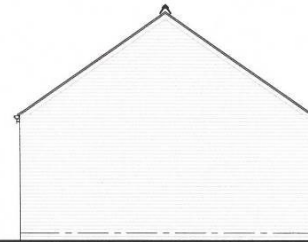
Garages



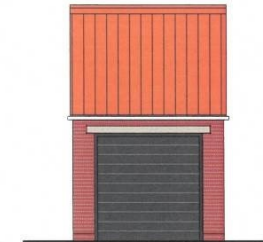
front elevation - (plots 1,2,5 & 6)
* - plots to have red brick / pantile roof



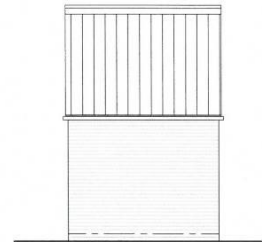
rear elevation - (plots 1,2,5 & 6)
* - plots to have red brick / pantile roof



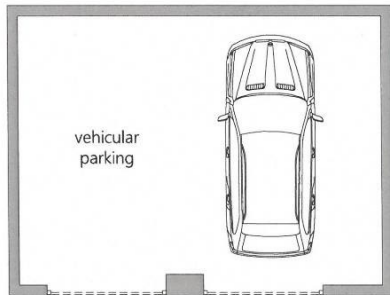
side elevation - (plots 1,2,3,4,5 & 6)



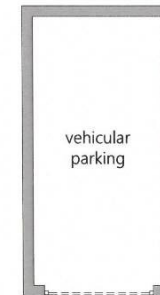
front elevation (plots 3 & 4)



rear elevation (plots 3 & 4)



plan - (plots 1,2,5 & 6)
Gross int. floor area of garage = 42.5m² or 457ft²



plan - (plots 3 & 4)
Gross int. floor area of garage = 15.2m² or 163ft²

ACCESS

Although adjacent to the A15, the development site is serviced from Spring Lane, Leasingham.

PLANNING PERMISSION

Full Planning Permission was granted by North Kesteven District Council on 10th December 2020, under application reference 20/0577/FUL online planning. Detail can be found via the link below.

Unknown

The vendors' architect designed the site layout as a bespoke development for the vendors and their family to retain a number of plots and then sell the remainder as custom builds. The architects collaborated with the Local Planning Authority to secure this outstanding planning permission.

Unknown

CDM DESIGN SOLUTIONS

Unknown

On completion, the vendors will give the purchaser the original copies of the architects' drawings and transfer their rights to them within the contract for the sale of the land.

SERVICES

There are no services connected to the site. Mains services are connected to the village and the prospective purchaser must establish for themselves the availability and cost of these connections.

Unknown

The purchaser will allow unencumbered access to the vendor's retained land for all purposes to include any necessary service supplies.

Method of Sale

The freehold title to the land is being offered for sale by private treaty. Depending upon levels of interest, the vendors and their agent's reserve the right to invite best and final offers to conclude the sale.

PLANS & AREAS

The areas and plans attached to these particulars have been provided in good faith. They are for illustrative purposes only and their accuracy is not guaranteed. The land is currently used for agricultural purposes and will be sold with vacant possession.

LOCAL AUTHORITY
North Kesteven District Council

Location



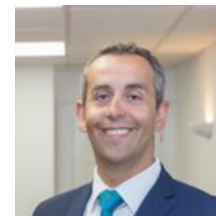
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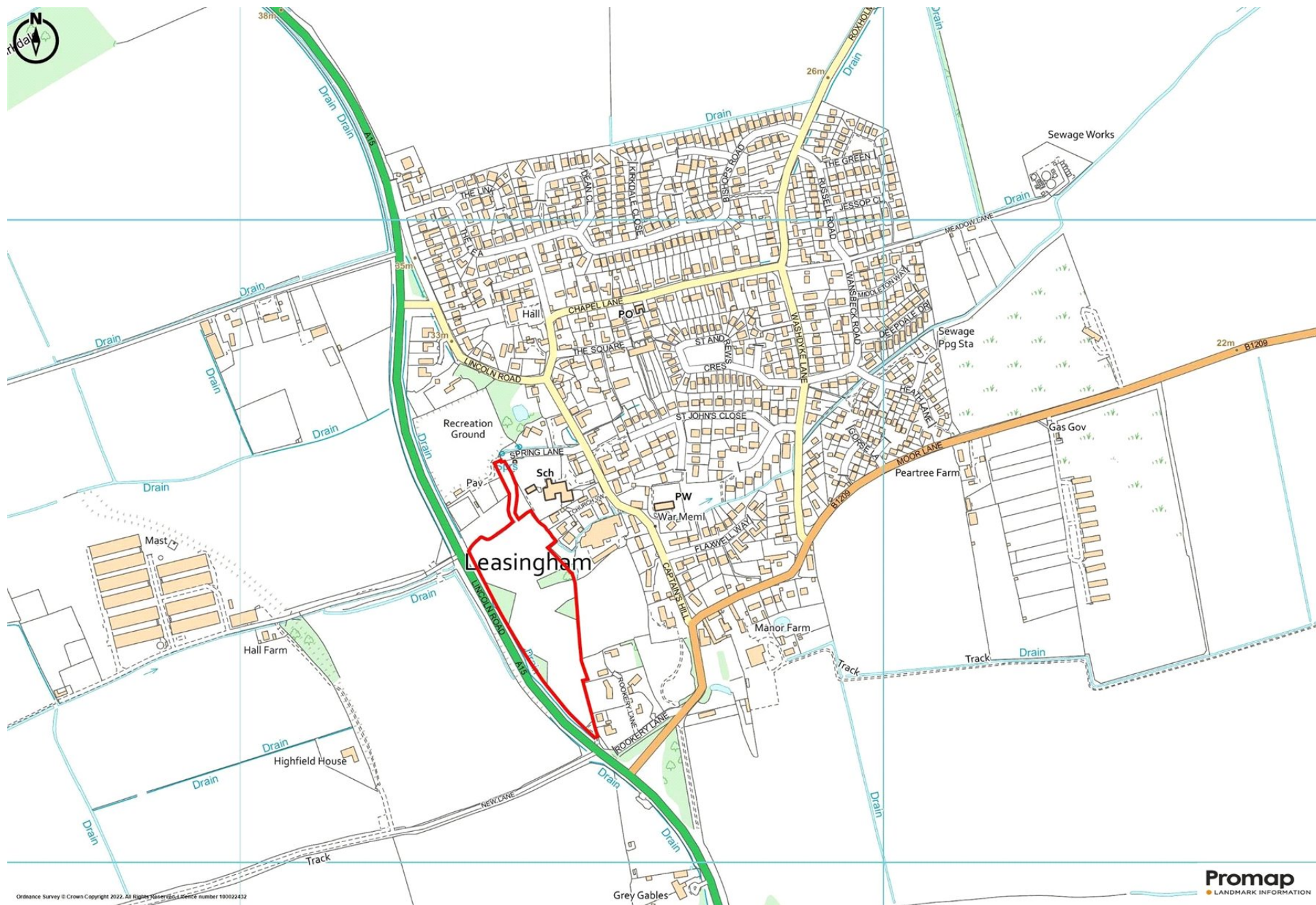


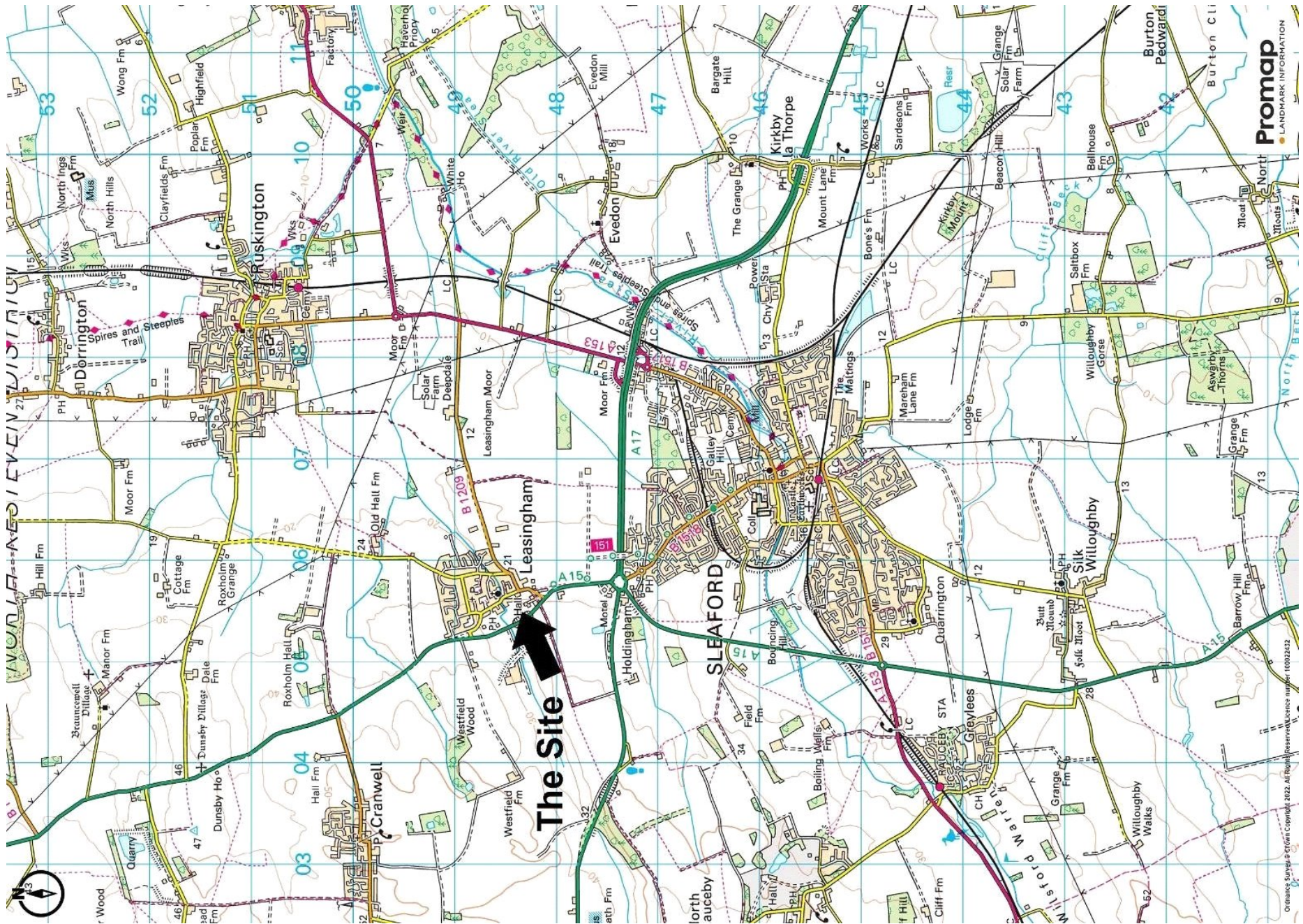
Ahmed Jilil
Financial Services Director

0330 912 0007

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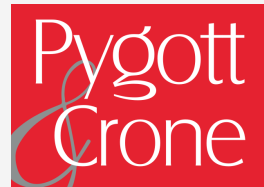
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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is on the market with our Sleaford branch

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