

Residential Development Opportunity



Land off Mill Lane, Martin, Lincoln LN4 3QZ

- New full planning permission for 14 dwellings
- Approximately 1.7 acres (0.68 hectares)
- Three affordable homes
- Views of parish church
- Site within walking distance of local amenities

For Sale - £450,000

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Location

Martin is an attractive rural village about 12 miles south east of Lincoln with a good range of local facilities including a primary school, public house, village shop/post office, a branch GP's surgery and a number of small businesses. The village has public transport links to surrounding villages and is about 3 miles west of Woodhall Spa while Sleaford is about 9 miles to the south.

Mill Lane runs north off High Street past a number of modern and Victorian detached houses as well as barn conversions. Holy Trinity Church is immediately to the west and is about 300m (0.2 miles) from the school and the village store. There is farmland to the north of the site.

Description

Currently an undeveloped field, the property has access directly off Mill Lane. The location offers views over farmland and the parish church. In total, the property is an area of 0.68 hectares (1.7 acres).

Planning

New full planning permission was granted by North Kesteven District Council on 21st February 2019 (ref: 19/0777/FUL) for a residential development with 14 dwellings. The site plan which formed part of the application and is attached to these particulars and incorporates 5 detached houses, 2 semi-detached houses, 5 terraced houses and 2 linked houses. The conditions of the development commits the developer to build 3 affordable homes, improve the highway on Mill Lane and build a 1.8 meter wide footway to connect the development to the existing footway. Interested parties should make their own enquiries of North Kesteven District Council on 01529 414155 to confirm the conditions.

Services

We understand that mains water, electricity and drainage are available for connection to the site. Interested parties should make their own enquiries of the service providers to confirm the availability and capacity of services.

Tenure

Freehold with vacant possession upon completion.

Easements, Wayleaves And Rights Of Way

The land will be sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way.

Guide Price

£450,000

VAT

Prices in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

For further information or to arrange a viewing please contact sole agents JHWalter:

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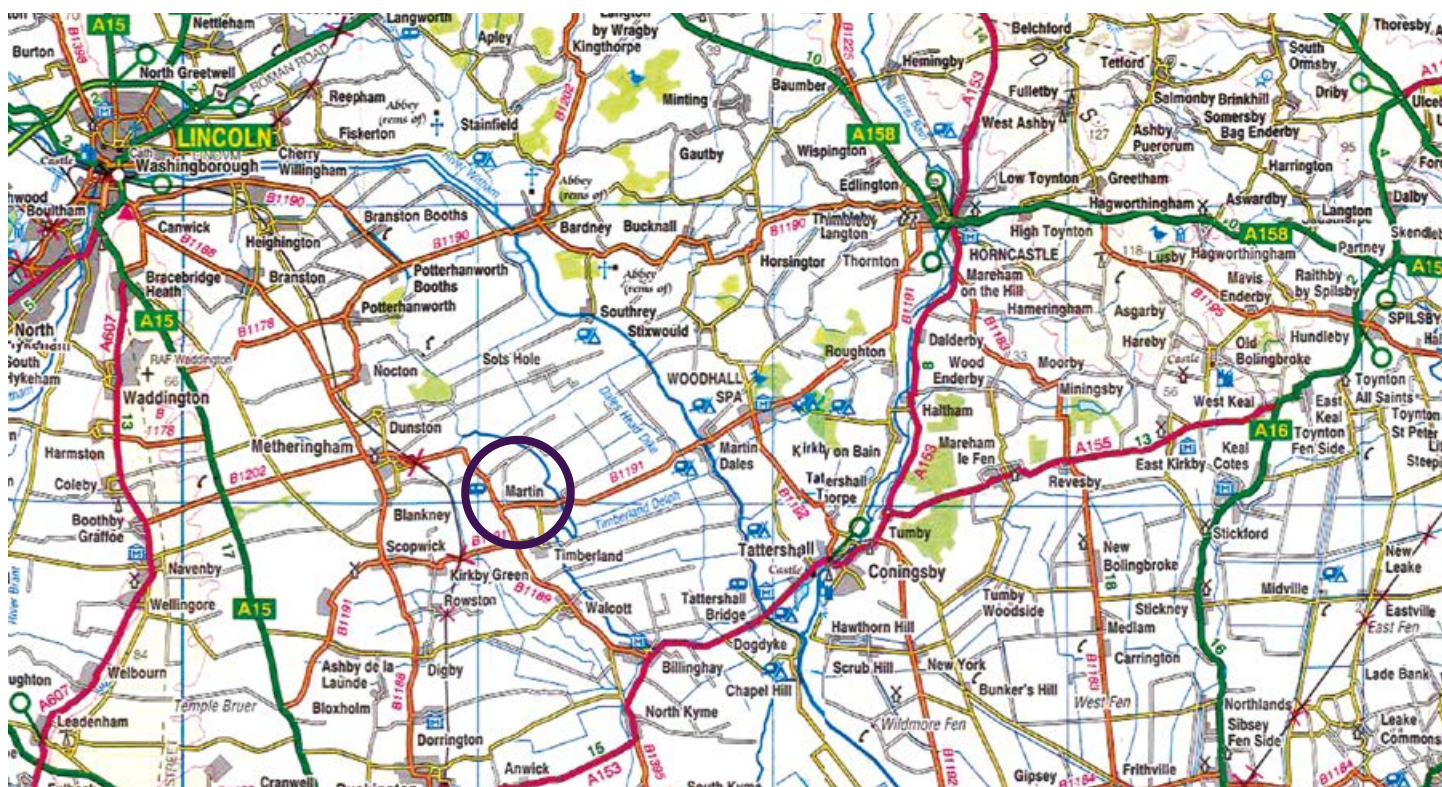
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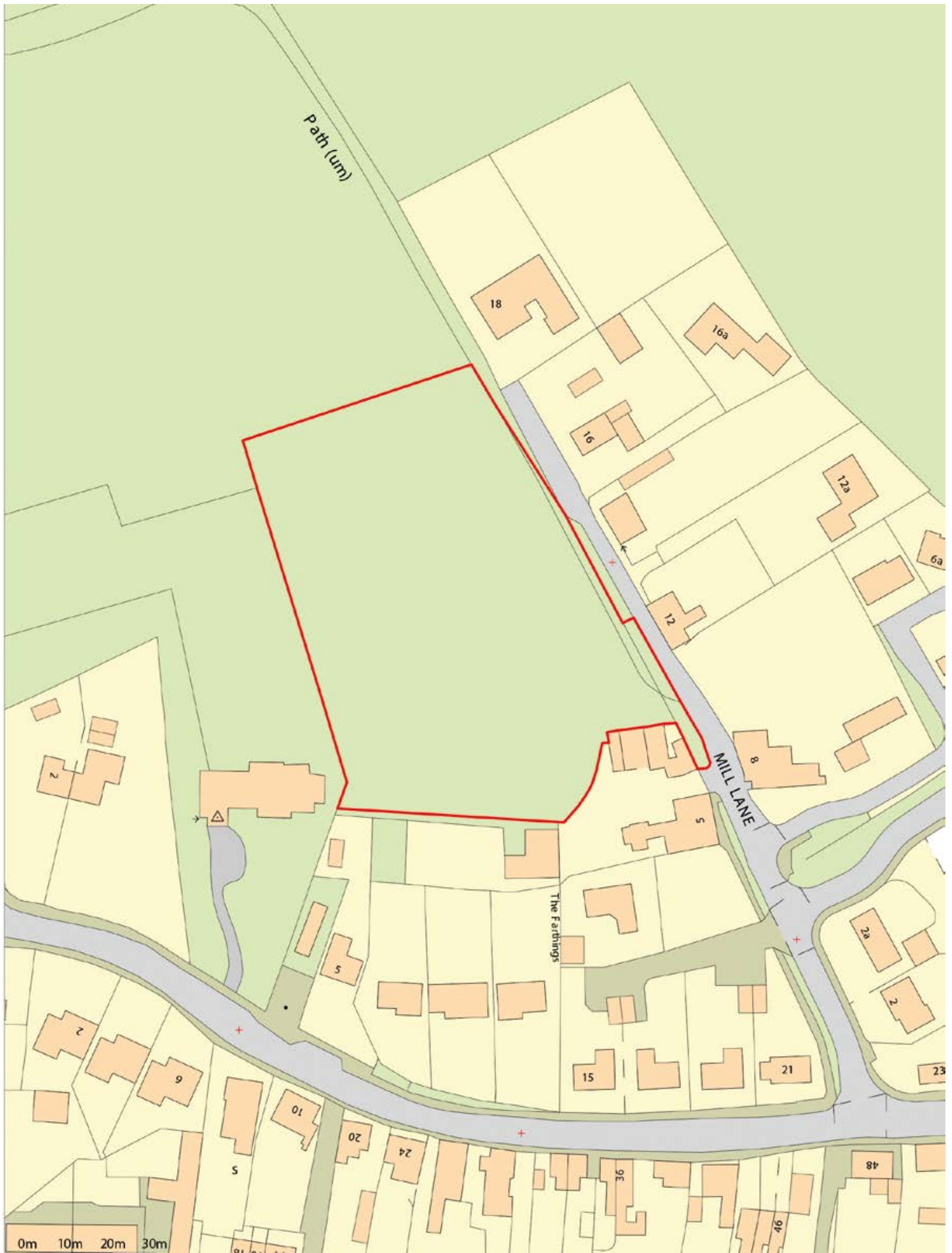
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