

## Plot 1 (formerly 69) Church Lane

Saxilby, Lincoln, LN1 2PE

**£150,000**

An excellent opportunity to acquire this residential building plot within the ever popular village of Saxilby. Offered for sale with the benefit of Outline Planning Permission for the erection of a proposed detached family home.

Application Number 142505 - West Lindsey District Council.

An Outline Planning Application for 3no. replacement dwellings with all matters reserved, being variation of Condition 2 of Planning Permission 142082 granted 20th January 2021 - regarding demolition of existing properties 65, 67 and 69 Church Lane, Saxilby, Lincoln, LN1 2PE.



Front Elevation (1:100)



Rear Elevation (1:100)

#### SERVICES

All mains services are understood to be available.

**EPC RATING** – Not applicable

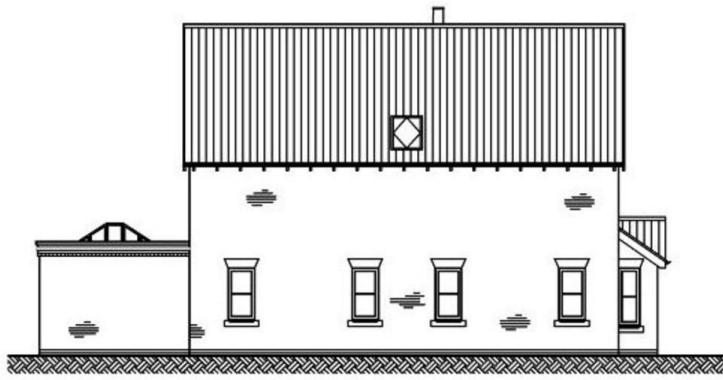
**LOCAL AUTHORITY** – West Lindsey District Council.

**TENURE** - The site is understood to be on a Freehold basis.

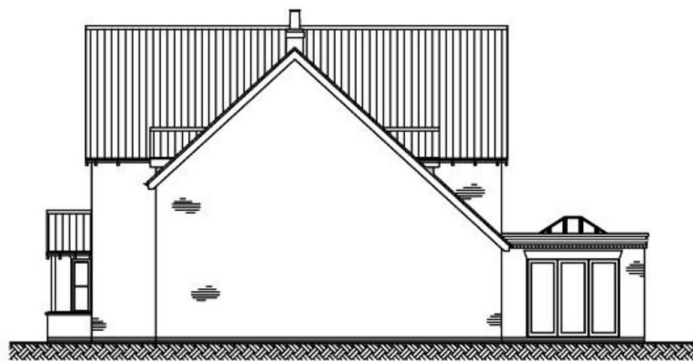
**VIEWINGS** - By prior appointment through Mundys.

#### LOCATION

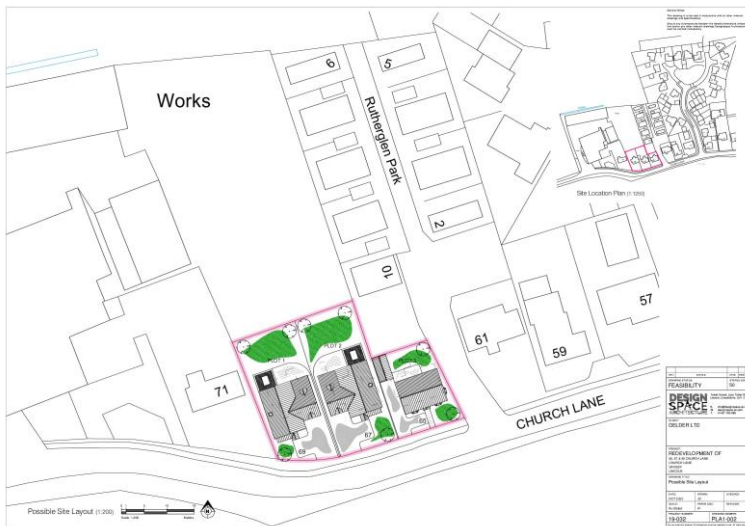
This residential building plot is located in a pleasant non-estate position within the ever popular village of Saxilby. Saxilby lies approximately 6 miles West of Lincoln. There is easy road access to both Lincoln City Centre and the A46 Bypass which gives access to the A1, mainline station and beyond. The village has excellent amenities including Co-op, library, a variety of village shops, village hall and there is a local village primary school and nursery.



Side Elevation (1:100)



Side Elevation (1:100)



There are regular bus and train services in and out of Lincoln and Gainsborough. The train service at Saxilby also offers direct access to Retford and Sheffield.

**PLANNING**

Outline Planning Application for 3no. replacement dwellings with all matters reserved, being variation of Condition 2 of Planning Permission 142082 granted 20th January 2021 - regarding demolition of existing properties 65, 67 and 69 Church Lane, Saxilby, Lincoln, LN1 2PE.

We have been advised by the vendors that the size of the plot is approximately 409 m2 (4,402.44 sq ft).

The proposed detached dwelling consists of a four bedroomed family home which we have been advised has a gross internal floor area of approximately 191.5 m2 (2,060.5 sq ft) and the approximately gross internal floor area of the Garage is 22 m2 (236.5 sq ft).

An operational commercial building is currently situated on the land behind Plot 1. This building is shortly to be closed and demolished. Planning Application Number 145142 (West Lindsey District Council) refers to the development of this land (Proposed Residential Development of up to 9no Dwellings) and can be viewed at

<https://planning.west-lindsey.gov.uk/planning/details.asp?id=145142&nb=1#content>

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

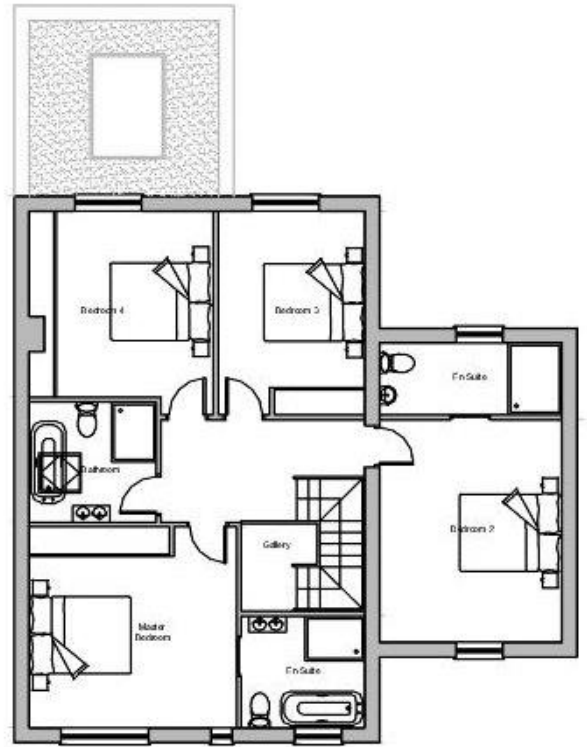
**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

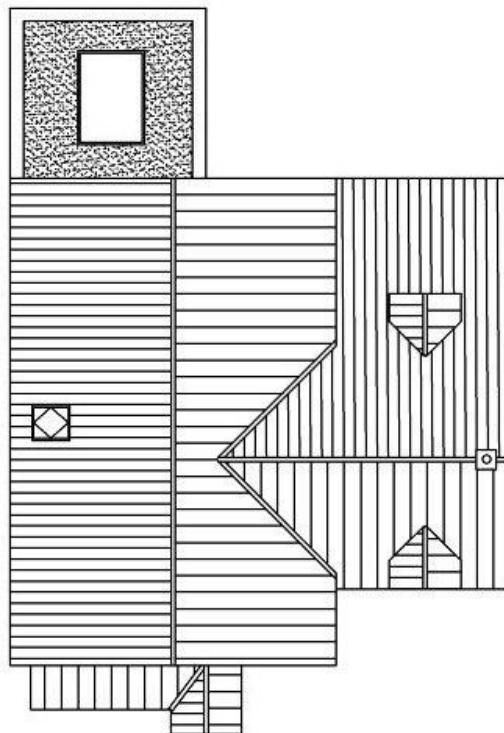
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.



Ground Floor Layout (1:100)



First Floor Layout (1:100)



Roof Layout (1:100)

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

