



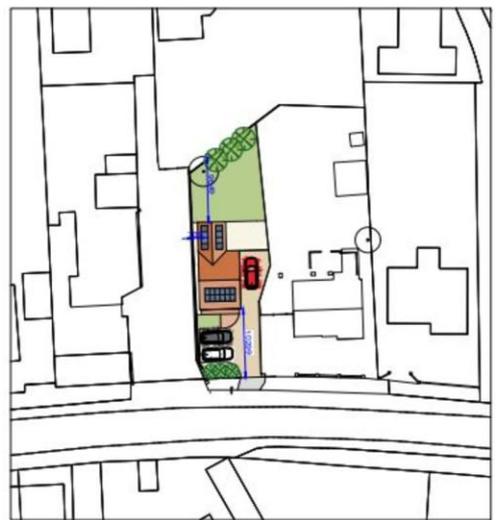
Residential Building Plot For Sale

Land Adjacent to 63 Silver Street, Bardney, Lincoln, LN3 5XG



Guide Price £85,000

We are pleased to offer for sale this residential building plot, with Full Planning Consent for a three bedroom detached house (Planning Application Number: WL/2025/00721) with accommodation to comprise; Entrance Hall with WC Compartment off, Living Room, Dining Room, Kitchen with bi-folding doors to the rear garden and separate Utility Room. At first floor level, there are Three Bedrooms (En-Suite Shower Room to Principal Bedroom) and separate Family Bathroom/WC combined. The property will have frontage onto Silver Street, off-road parking space and an enclosed rear garden. The internal floor area of the proposed dwelling is 133 sq.m (1,430 sq.ft).





DIRECTIONS

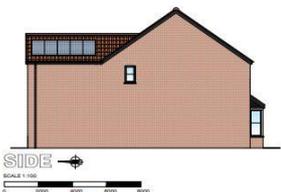
Upon entering the village of Bardney, Silver Street is located on the junction with Horncastle Road, adjacent to the Post Office. The plot can be identified on the left hand side and is located just before the Lancaster Gate cul-de-sac.

LOCATION

With a population of circa. 2,000 residents and located approximately 9 miles east of the Cathedral City of Lincoln. The village benefits from a good range of local amenities, including shops, primary school and public house.

DESCRIPTION

We are pleased to offer for sale this residential building plot, with full Planning Consent for a three bedroom detached house (Planning Application Number: WL/2025/00721) with accommodation to comprise; Entrance Hall with WC Compartment off, Living Room, Dining Room, Kitchen with bi-folding doors to the rear garden and separate Utility Room. At first floor level, there are Three Bedrooms (En-Suite Shower Room to Principal Bedroom) and separate Family Bathroom/WC combined. The property will have frontage on to Silver Street, off-road parking space and an enclosed rear garden. The internal floor area of the proposed dwelling is 133 sq.m (1,430 sq.ft).





SERVICES

Mains drainage, gas, electricity and water are all understood to be available within Silver Street.

EPC Rating - Not applicable.

TENURE

The plot is available on a Freehold basis and is likely to be of interest to local Developers or self-builders.

PLANNING

Full Planning Consent for a three bedroom detached house (Planning Application Number: WL/2025/00721) West Lindsey District Council.

VIEWINGS

Any interested parties are able to visit the site from the roadside. If a more intrusive site visit is required, please contact Mundys to arrange.

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.

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

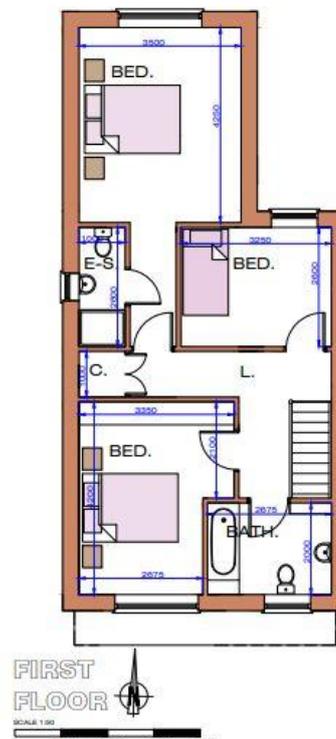
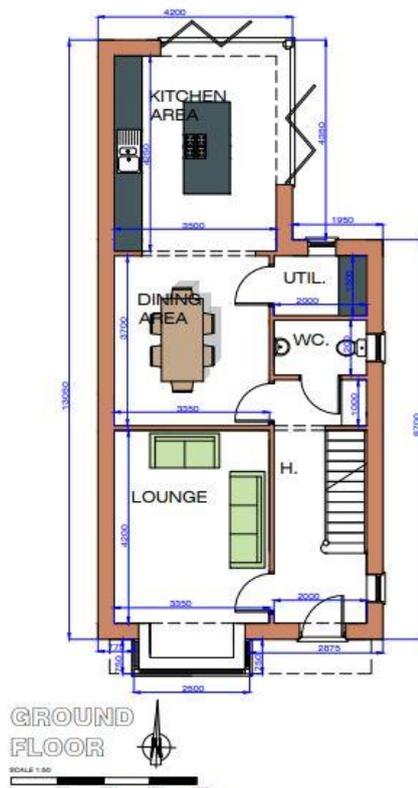
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 given 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

