



Land off New Road, Langtoft, Lincolnshire, PE6 9LF

Land with Planning consent for detached 4 bedroom home with integral garage

Size: 0.11 Acre
Price: £190,000

Foundations and GF slab laid

- Planning Ref No: S24/1604
- Site cleared, foundations poured and block and beam floor installed
- Site Investigation report completed
- Wayleaves and easements agreed for service connections
- A domestic fire suppression system (ie sprinklers) may be required to conform with building regulations
- Work passed by the building inspector with all images available, and as built SAP already complete
- Architectural, civil and structural engineering drawings available

Summary

Price - £190,000
Size - 0.11 Acres
Council Tax - Band B
Legal Fees - Each party to bear their own
VAT - No VAT will be charged on the purchase price
EPC - To be assessed once built

Description

The land is off New Road in Langtoft and is a cleared site with foundations and beam and block flooring completed.

The site measures approximately 26 meters deep by 17m wide and buyers will benefit from the granted planning permission. Architectural, civil and structural engineering drawings are available for a 4 bedroom family home to include an integral garage, 2 external parking spaces and both a front a rear garden.

All plans & drawings are available on request or buyers are welcome to view them through the South Kesteven planning portal - Planning reference No; S24/1604

Location

The village of Langtoft is set in a rural location, conveniently situated near public transportation links, schools, local amenities, and green spaces. This plot presents an ideal home for families once constructed.

What Three Words :- Blocking.Rift.Objecting

Services

The main services are readily available with Wayleaves and easements agreed for service connections.

Planning

Planning application No S24/1604 was submitted to South Kesteven District Council on 18th September 2024 and granted on 14th November 2024 the details of which can be found on the SKDC planning portal.

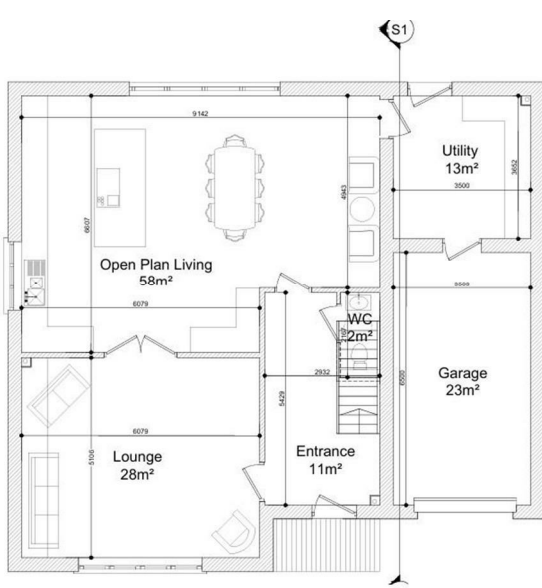


Viewing and Further Information

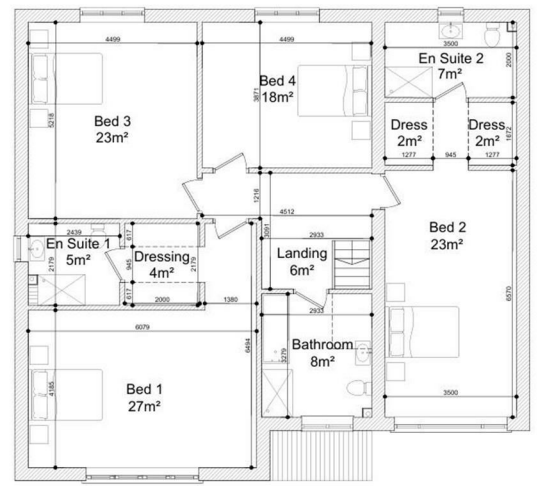
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1 GROUND FLOOR PLAN
SCALE 1:50 @A1



2 FIRST FLOOR PLAN
SCALE 1:50 @A1

