



**FOR SALE - Building Plot**  
Bond Hayes Lane, Hagworthingham. PE23 4LQ

**BELL**



## BUILDING PLOT

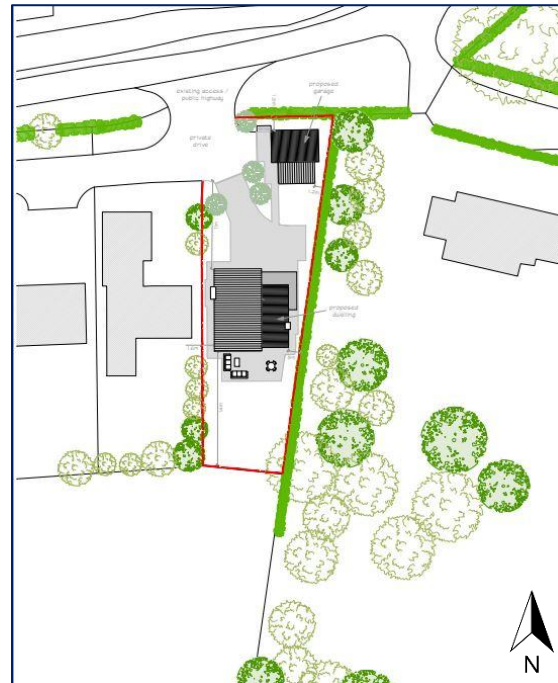
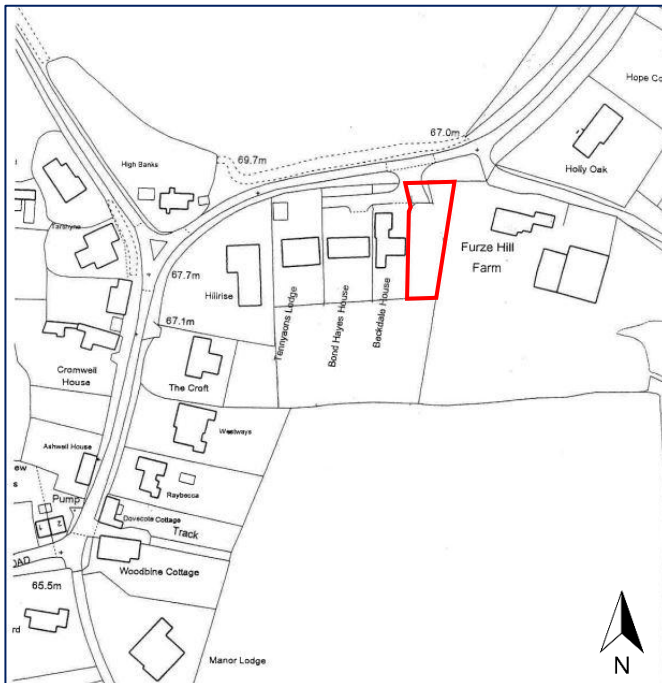
AN INDIVIDUAL BUILDING PLOT, SITUATED WITHIN THE POPULAR VILLAGE OF HAGWORTHINGHAM

- EDGE OF VILLAGE ELEVATED POSITION, ENJOYING AN OPEN SOUTHERLY RURAL REAR ASPECT

- FULL PLANNING PERMISSION FOR A CONTEMPORARY DESIGN THREE-BED DETACHED HOUSE AND DETACHED SINGLE GARAGE AND WORKSHOP

- THE APPROVED HOUSE HAS A GIFA OF APPROXIMATELY 1,614 SQ FT. (150 SQ M)

**PRICE OIRO £115,000**





## LOCATION

Hagworthingham is a small village, situated on the A158, approximately five miles east of the market town of Horncastle and five miles west of the smaller market town of Spilsby. The village has its own pub, two cafés, shop and is situated on the southern edge of the Lincolnshire Wolds National Landscape.

The village is situated on a main bus route connecting Lincoln and Skegness. Horncastle and Spilsby offer a good range of shops, services and schools, including primary and academies with secondary and grammar schools.

The land is situated on the south-eastern edge of the village, fronting Bond Hayes Lane and is shown on identification purposes on the attached plans.

## GENERAL DESCRIPTION

An individual building plot, enjoying an elevated position on the edge of the village, with a southerly rural rear aspect.

The plot forms an infill between existing dwellings, enclosed by boundaries of mature hedgerow and fencing and laid to grass. There is an existing shared access, from Bond Hayes Lane, the plot rising gently from the road, affording an open rear aspect.

The approved dwelling is contemporary in design, incorporating large, glazed areas, fully capitalising on the setting.

## PROPOSED ACCOMMODATION

The approved house has a GIFA of approximately 1,614 sq ft (150 sq m), with detached garage and store.

### Ground Floor:

Entrance hall; sitting room; family dining kitchen; utility; shower room and WC.

### First Floor:

Landing; three bedrooms (one en-suite); family bathroom.

### Detached single garage and store

## SITE DIMENSIONS

Frontage	approx. 55' 10" (17m)
Full Depth	approx. 144' 4" (44m)
Rear Width	approx. 34' (10.4m)

## SERVICES

Mains electricity and water are available in the village. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services. Drainage will be to a private system.



*Photograph taken prior to removal of the eastern boundary hedge*

## TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of a dwelling and detached garage was granted by East Lindsey District Council on the 13<sup>th</sup> March 2024 under reference S/070/00068/24.

A copy of the approved plans and Decision Notice can be viewed online at [www.e-lindsey.gov.uk/applications](http://www.e-lindsey.gov.uk/applications)

*Further enquiries should be directed to:*

East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle.  
LN9 6PH  
T. 01507 601111

## TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion. Access to the plot is over an area of shared private drive, part of which falls within the ownership and is subject to right of access in favour of three neighbouring properties.

Maintenance of the access drive is shared equally between the three neighbouring properties which use it.

There is an underground mains electricity cable which runs along the western edge of the site and crosses it at a point in front of the existing field gate access to the site. This is subject to a wayleave agreement with Western Power Distribution. Further information is available from the agents upon request.

## VIEWING

At any reasonable time on site with these particulars.



*Photograph taken prior to removal of the eastern boundary hedge*



**DISCLAIMER**

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- This brochure was prepared in May 2025 and updated in May 2026. Aerial photographs were taken in May 2025, prior to the removal of the eastern boundary hedge.



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