



FOR SALE – Building Plot

Hagworthingham Road, Raithby, SPILSBY. PE23 4DT

BELL



FOR SALE
BUILDING POT
Hagworthingham Road, Raithby

**A SUBSTANTIAL INDIVIDUAL
BUILDING PLOT EXTENDING TO
Approx. 0.75 acres ENJOYING AN OPEN
SOUTHERLY REAR ASPECT**

- THE PLOT IS LOCATED WITHIN THE VILLAGE OF RAITHBY, YET BENEFITS FROM A SEMI-RURAL POSITION
- FULL PLANNING PERMISSION FOR A LARGE FOUR BEDROOM FAMILY HOUSE WITH DETACHED DOUBLE GARAGE AND STORE
- THE APPROVED HOUSE HAS A GIFA OF Approx. 2,438 sq.ft (226.59 sqm)
- THERE IS POTENTIAL TO ACQUIRE ADDITIONAL LAND, UP TO 1.46 ACRES BY SEPARATE NEGOTIATION

PRICE: £170,000



LOCATION

Raithby is a small rural village, located on the northern side of the B1195 approx. 2 miles west of the market town of Spilsby and 9 miles east of the larger market town of Horncastle. The village has its own public house. Horncastle and Spilsby offer a wide range of services.

The land is situated on the north-western edge of the village, fronting Hagworthingham Road on its southern side, within a Conservation Area and is shown edged red for identification purposes on the attached plans.

GENERAL DESCRIPTION

A substantial rectangular plot, enjoying a semi-rural position, rising and extending in a southerly direction, interspersed with mature trees, offering an established 'parkland' setting.

The boundaries are part enclosed by fencing and mature trees & hedgerow. The site not only enjoys the open southerly rear aspect, but also an open easterly aspect over the adjacent 1.46 grass paddock, towards the village centre, which may be purchased by separate negotiation.

The proposed dwelling is traditional in design offering extensive family accommodation along with detached coach house style outbuilding.

Site Dimensions:

Frontage approx. 56' 5" (17.2 m)

Depth scaled approx. 418' (127.43 m)

PROPOSED ACCOMMODATION

Ground Floor:- Hallway; Lounge; Snug; Family Room/Dining/Kitchen; Utility; Shower with W.C.; Boot Room

First Floor:- Landing; 4 Bedrooms (one en-suite with dressing room); Family Bathroom

Outside:- Detached double garage and store

The house has a GIFA of approx. 2,438 sq.ft (226.59 sqm)

SERVICES

Mains electricity and water are available in the village. There is fibre broadband 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.



TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of a detached house, detached garage and construction of a vehicular access was granted by East Lindsey District Council on the 12th January 2024 under Reference N/137/01234/23.

Further details are available from the Agents and can be viewed online at 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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether mentioned or not mentioned in these particulars.

ADDITIONAL LAND

The adjacent grass paddock to the east extends to approx. 1.46 acres within established fenced boundaries, with separate field access from Hagworthingham Road.

The land forms part of an attractive open 'green island' between the main body of the village and the building plot. This land may be available to purchase by separate negotiation with potential for significant added amenity value to the building plot. It is shown labelled and edged blue on the attached plan.

For further information please contact the Agents.

TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion.

The western boundary is marked and defined, but requires finished treatment of a wall and fencing, in agreement with the neighbour. Further information available from the agents.

VIEWING

At any reasonable time on site with these particulars.

Agent: Colin Low

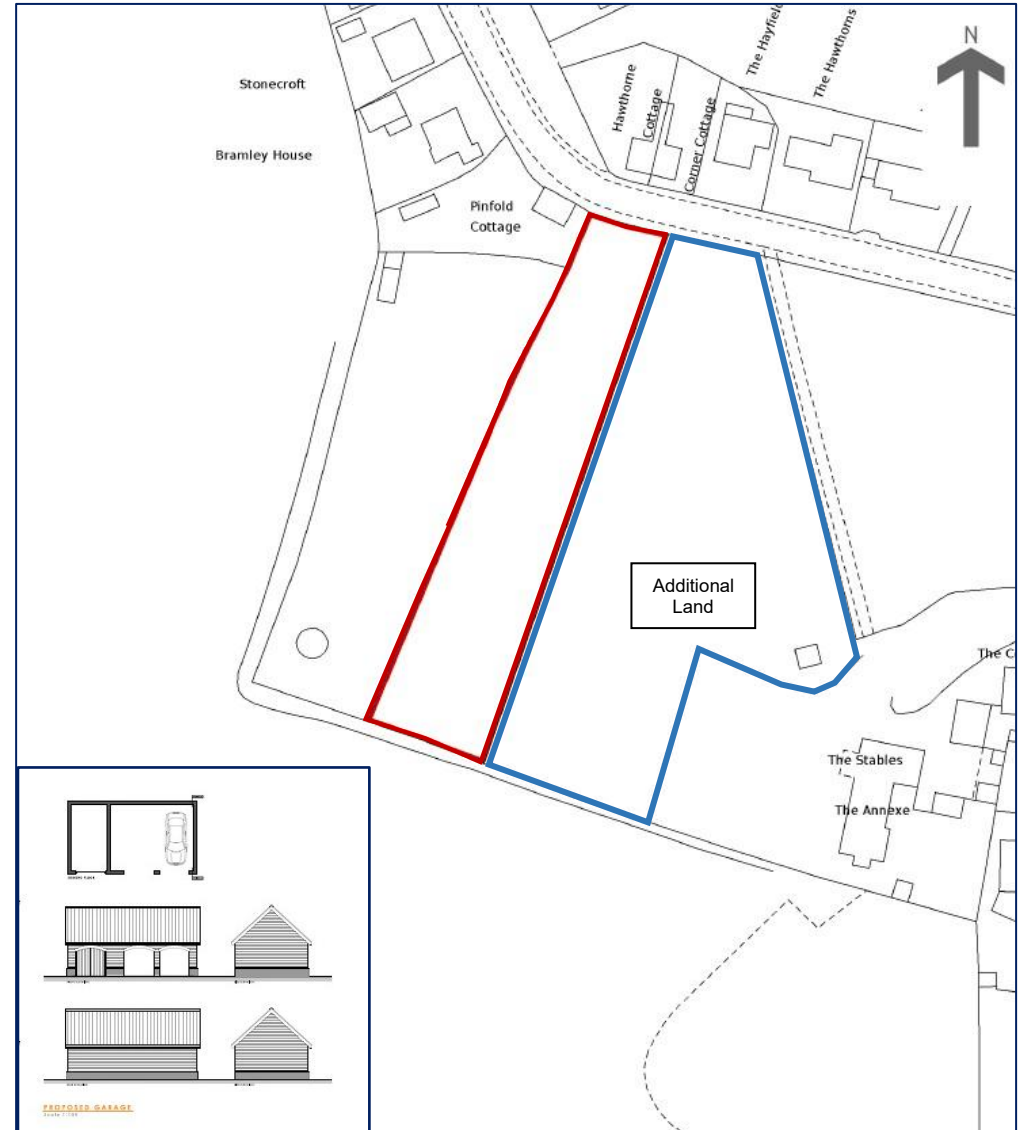
Email: colinlow@robert-bell.org



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Brochure prepared June 2026



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