



BEST
ESTATE AGENT GUIDE
2023 · EXCEPTIONAL
SALES

FOR SALE - Building Plot
East Road, Tetford, Horncastle. LN9 6QQ

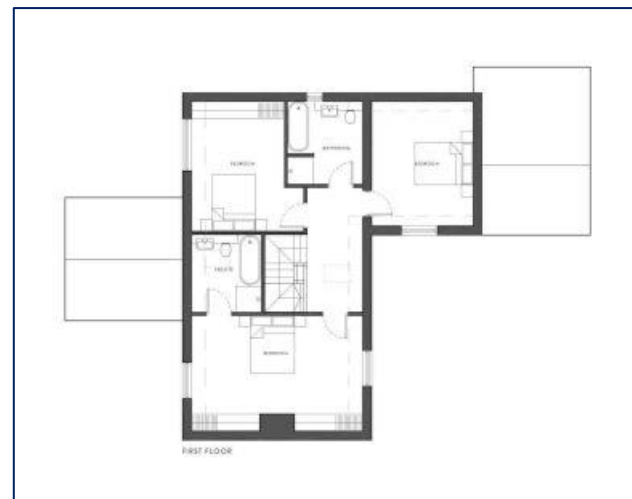
BELL

For Sale

**BUILDING PLOT
EAST ROAD, TETFORD**

- AN INDIVIDUAL BUILDING PLOT, SITUATED WITHIN THIS POPULAR LINCOLNSHIRE WOLDS VILLAGE, ENJOYING A WESTERLY REAR ASPECT
- THE PLOT LIES WITHIN AN ESTABLISHED SETTING, SET BACK FROM EAST ROAD WITH ACCESS VIA A PRIVATE DRIVE
- FULL PLANNING PERMISSION FOR A SUBSTANTIAL THREE-BEDROOM DETACHED HOUSE AND GARAGE
- THE LIVING SPACE HAS A G.I.F.A. OF Approx. 1,958 SQ.FT. (182 SQM)

PRICE OIRO £90,000





LOCATION

Tetford is a large village, set within the rolling countryside of the Lincolnshire Wolds designated Area of Outstanding Natural Beauty. The village is situated approx. 5 miles north-east of the market town of Horncastle and approx. 8 miles south-east of the larger market town of Louth; the latter known as the capital of the Wolds.

The village has its own primary school, pub and GP's surgery.

The plot is situated to the west of East Road, served by an existing private drive, adjacent to the White Hart pub car park and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

An individual building plot, enjoying an established setting, relatively secluded from the road, within boundaries of fencing and hedgerow. The plot currently houses a part demolished former workshop, which will need to be cleared, to allow development, the proposed house having an elevated position.

The site, situated within Tetford, is convenient for village amenities, including the adjacent primary school.

The approved plans provide for a three-bedroom family home, with glazed rear living room, taking full advantage of the setting and westerly rear aspect.

Proposed Accommodation: -

The approved house has a G.I.F.A. of approx. 1,958 sq.ft. (182 sq.m.)

Ground Floor: - Entrance Hall; Sitting Room; Kitchen/Dining opening out to a Living Room; Study; W.C.

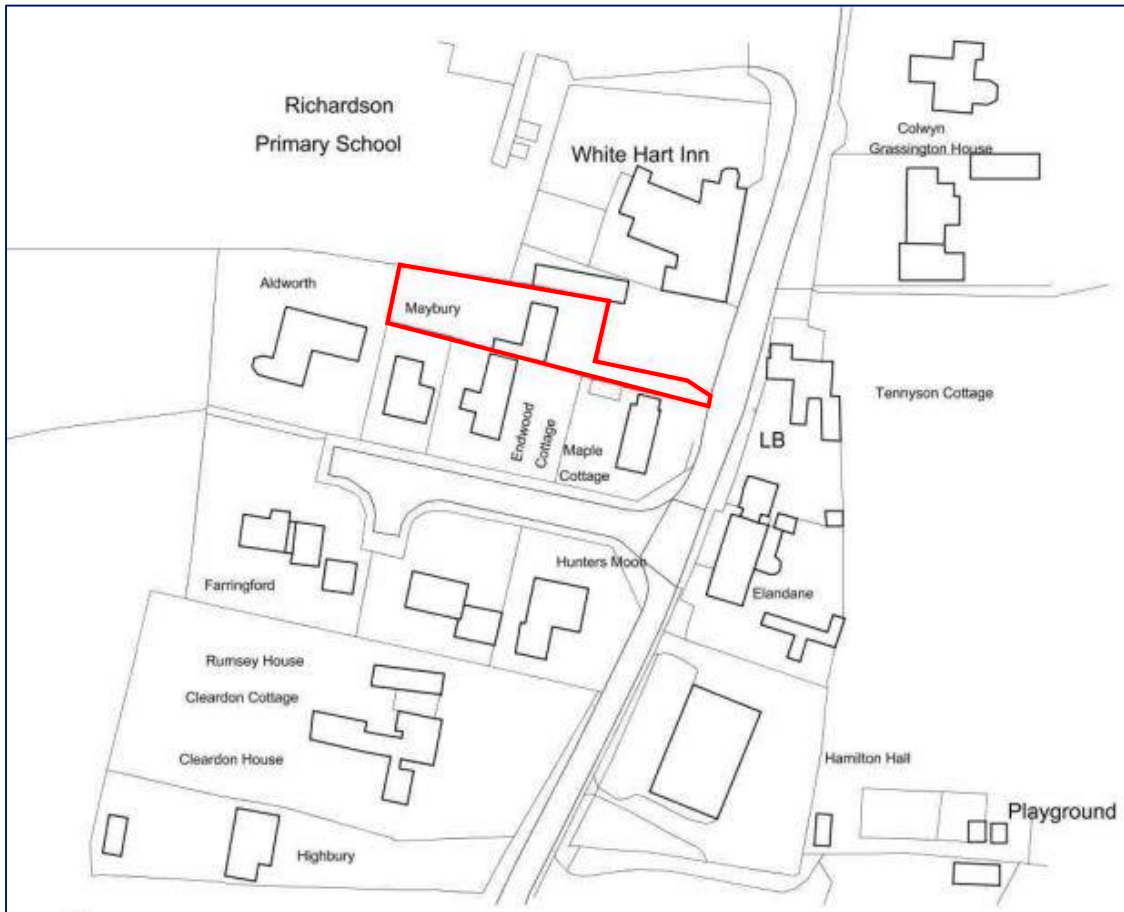
First Floor: - Landing; 3 Bedrooms (one en-suite); Family Bathroom

Attached Single Garage

Site Dimensions: -

Frontage: approx. 53' 9" (16.4m) narrowing to approx. 40' 3" (12.2m) at the rear.

Average depth: approx. 129' 8" (39.5m)



SERVICES

All mains services of electricity, gas, water and drainage are available in the village. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

We are informed that there is a mains drainage connection to the plot and mains water supply connected.

TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of a detached house with attached single garage was granted by East Lindsey District Council on the 22nd December 2020 under reference S/177/01993/20. We are informed that the planning consent is extant due to the drainage and water connection to the site.

A copy of the approved plans and Decision Notice 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

TERMS & TENURE

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

VIEWING

At any reasonable time on site with these particulars.

DISCLAIMER

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- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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