



FOR SALE - Building Plot

Bond Hays Lane, Hagworthingham. PE23 4LQ

BELL

BUILDING PLOT

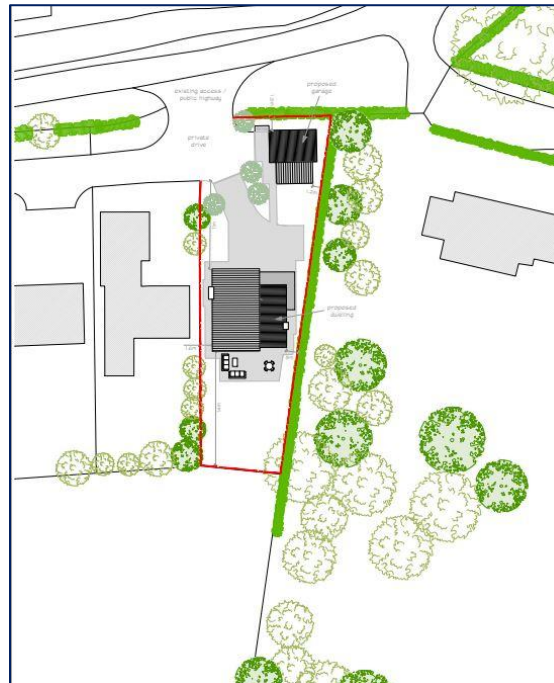
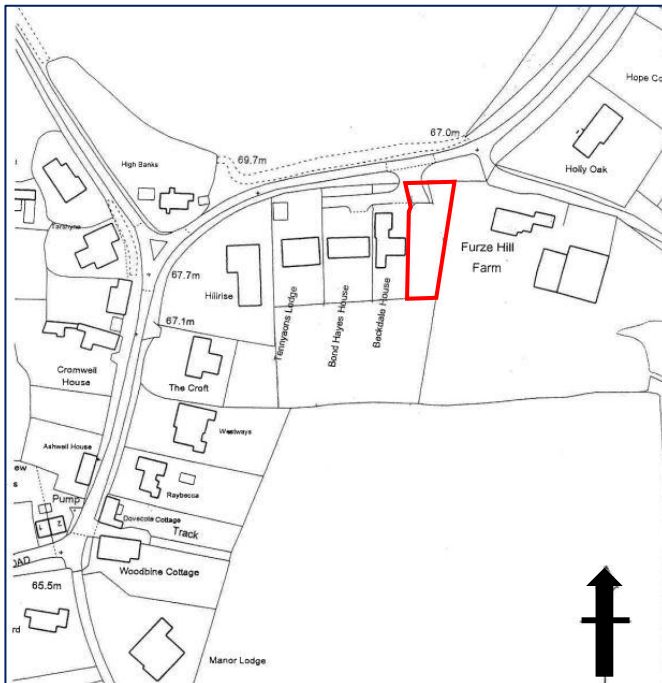
AN INDIVIDUAL BUILDING PLOT, SITUATED WITHIN THE POPULAR VILLAGE OF HAGWORTHINGHAM

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





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 Hays 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.

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 Hays Lane and is shown on identification purposes on the attached plans.



TERMS & TENURE

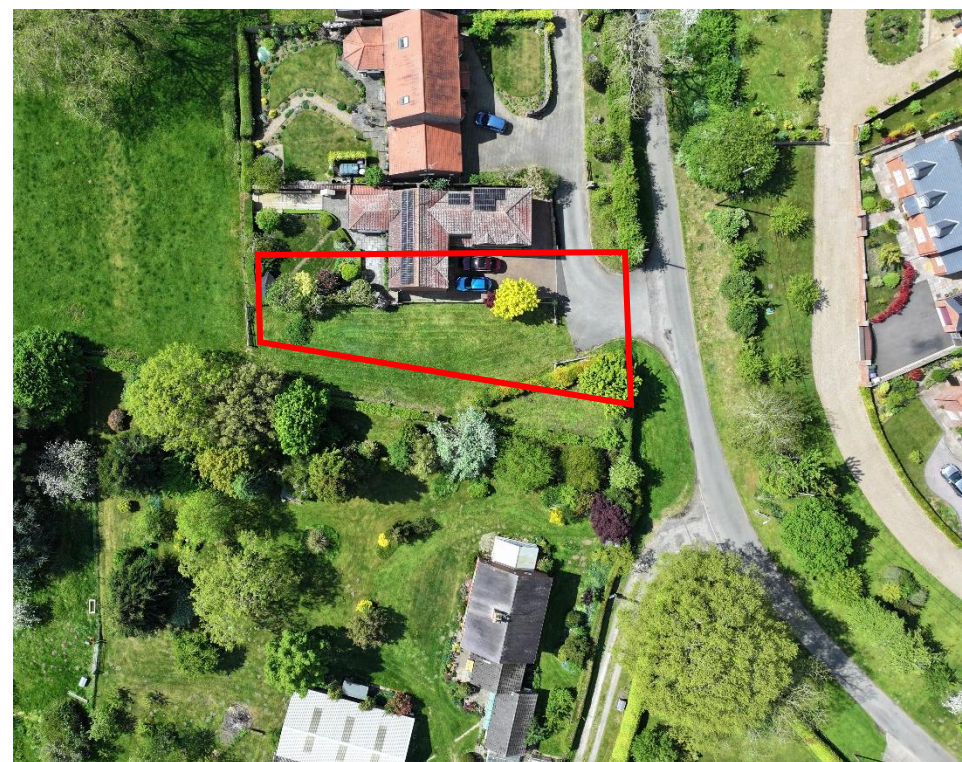
The land is offered for sale freehold with full vacant possession on completion. Access to the plot is over an area of shared private drive, part of which falls within the ownership and is subject to right of access in favour of three neighbouring properties.

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.



TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of a dwelling and detached garage was granted by East Lindsey District Council on the 13th 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

Further enquiries should be directed to:

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



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- This brochure was prepared and photographs taken in May 2025 and updated in February 2026.



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