



FOR SALE – Two Exceptional Building Plots Set in c. 16 acres
Home Farm, Raithby by Spilsby. PE23 4DS AVAILABLE INDIVIDUALLY

BELL



FOR SALE BUILDING PLOTS Home Farm, Raithby by Spilsby

AVAILABLE INDIVIDUALLY

**A UNIQUE & EXCEPTIONAL
DEVELOPMENT OPPORTUNITY
COMPRISING TWO SUBSTANTIAL
BUILDING PLOTS, EACH SET IN
APPROX. 8 ACRES (STS) OF ROLLING
COUNTRYSIDE WITH FAR-REACHING
VIEWS TO THE LINCOLNSHIRE WOLDS**

- THE PLOTS ENJOY A SEMI-RURAL ELEVATED POSITION ON THE EDGE OF THE VILLAGE INCORPORATING EXTENSIVE GRASSLAND, OFFERING A VARIETY OF POTENTIAL AMENITY USES.
- EACH PLOT HAS FULL PLANNING PERMISSION FOR A SINGLE STOREY DETACHED, CONTEMPORARY DWELLING OF DIFFERING CHARACTER.



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 Eastern edge of the village, with access from both Goose Lane and School Lane, both being quiet no through roads. The land is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

The plots are adjacent, centred on the redundant Home Farm yard, each with a separate access. The developable area is a good size, allowing development of these substantial approved dwellings both enjoying an open rear aspect to the valley below.

The site currently houses a range of mixed, redundant agricultural buildings of varying construction which will need to be demolished to allow development.

The land enjoys far-reaching, uninterrupted views over the valley below to Sausthorpe Church spire and the Lincolnshire Wolds beyond.

Plot 1 – Northern Plot – GIFA 1800 sq.ft (168 sqm)

With access from Goose Lane, set within part-established boundaries of hedgerow and fencing, the plot has consent for a contemporary designed, single storey dwelling and detached garage, incorporating large areas of glazed elevation, Larch cladding, metal roof and PV solar panels.

Accommodation: Entrance Hall; Kitchen/Dining/Living space; Snug; Utility; Shower Room; three Bedrooms, one En Suite.

Detached single Garage.

Plot 2 – Southern Plot – GIFA 2475 sq.ft (230sqm)

With access from School Lane, set within an attractive walled boundary to the South, forming a private, enclosed south-facing aspect, the grassland extending to the east bounded by mature woodland. The plot has consent for a U-shaped crew yard style single storey dwelling incorporating Larch cladding, internal colonnade, and PV solar panels.

Accommodation: Entrance Hall; Kitchen/Dining/Living space; Snug; Utility; Shower Room; Master Bedroom with En Suite and Dressing Room; three further En Suite Bedrooms.

Integral single Garage.

SERVICES

Mains water, electricity and fibre broadband 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.

TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of two detached dwellings and a detached single garage including alterations to existing vehicular access and existing buildings to be demolished was granted by East Lindsey District Council on the 28th June 2024 under REF. N/137/02220/23.

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.

TERMS & TENURE

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

The vendor has erected a post and wire fence which subdivides each plot for its entire length. The sale will be subject to mutual provisions that will restrict either landowner from amending this boundary to obstruct views.

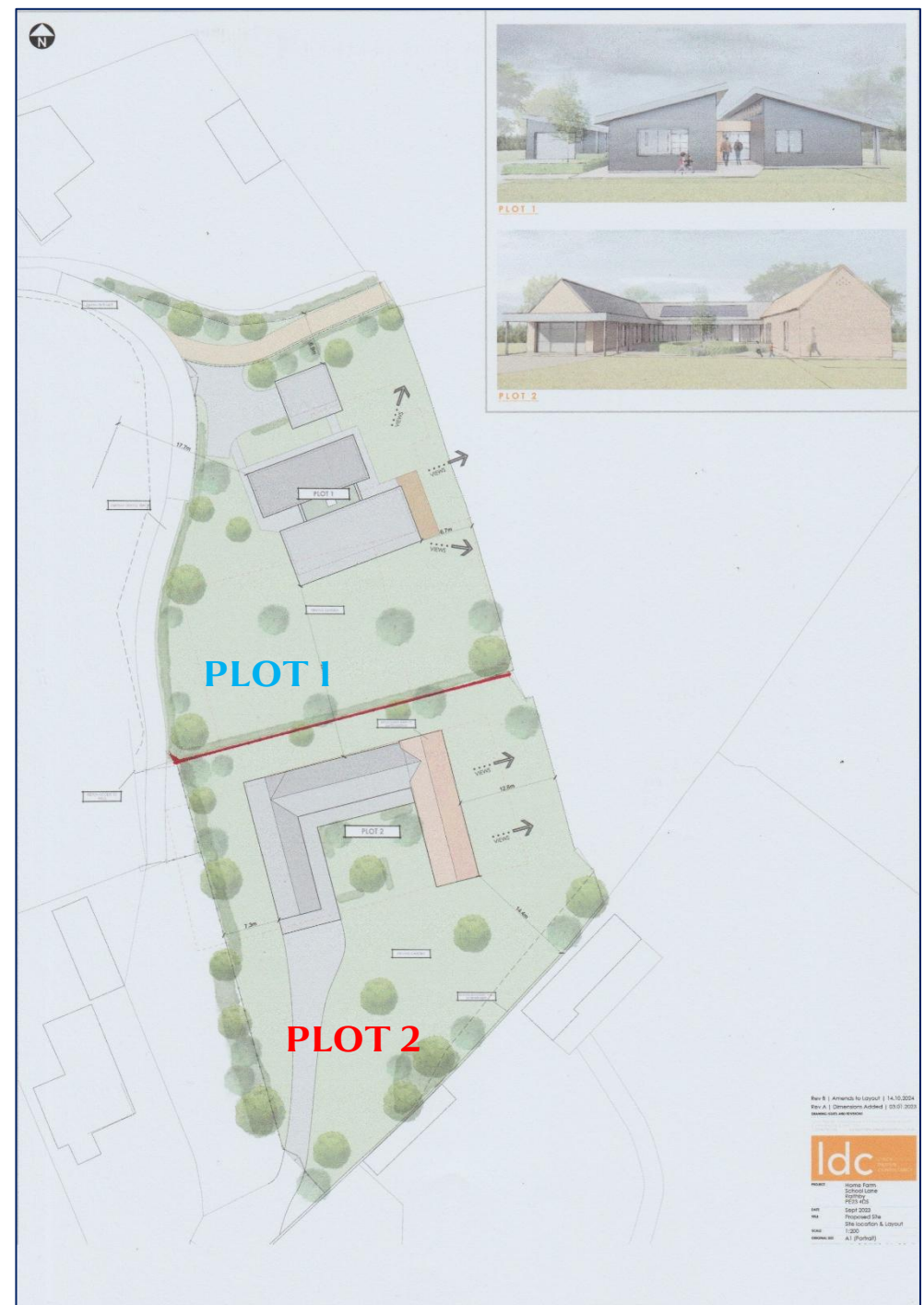
VIEWING

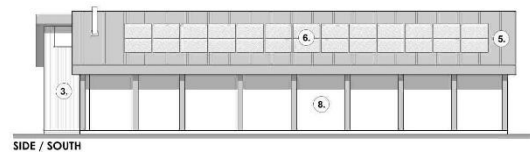
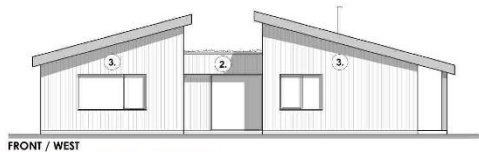
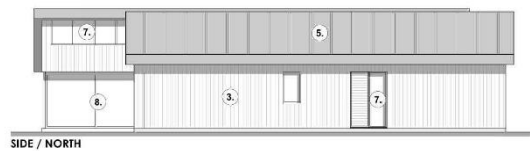
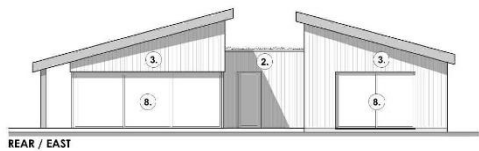
The site can be viewed from each lane end at any reasonable time. For on-site inspection, please register your wish to view with the Agents prior. When on site, all parties are responsible for their own safety and view entirely at their own risk & neither the vendor nor selling agent accept any responsibility for any loss, harm or injury incurred whilst on the property.

Agent: Colin Low

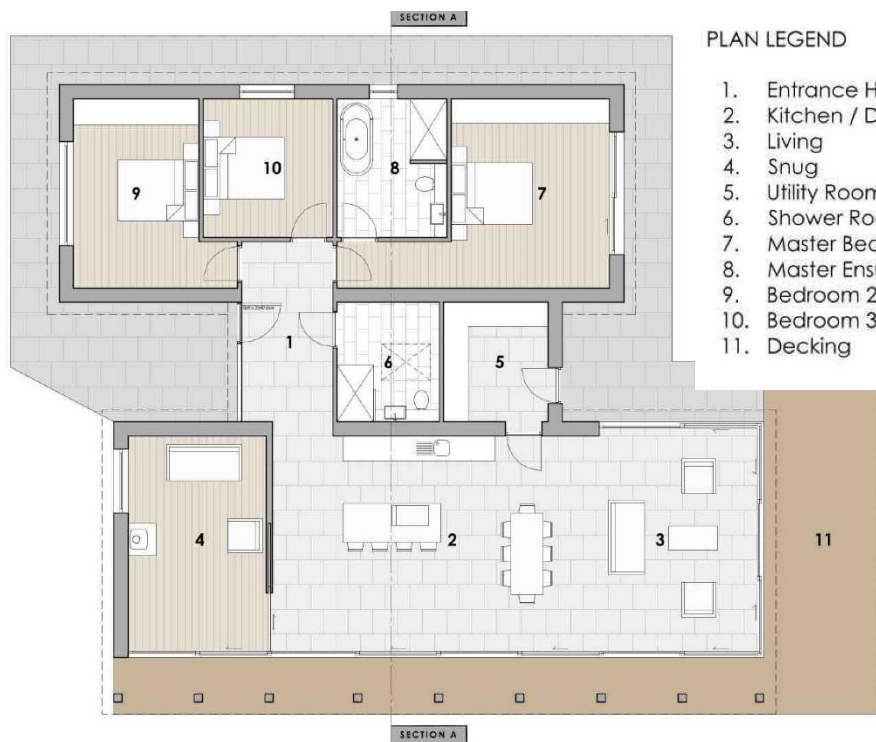
Email: colinlow@robert-bell.org

Website: <http://www.robert-bell.org>



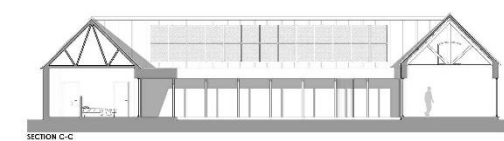
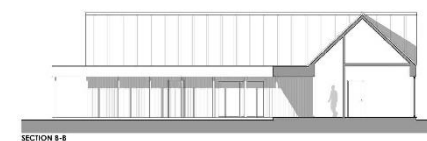
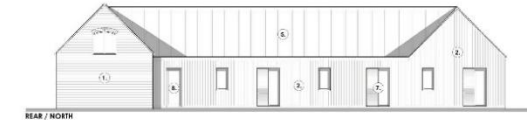
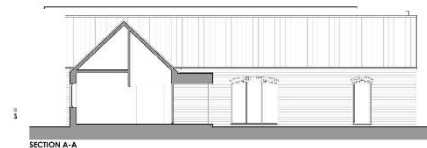
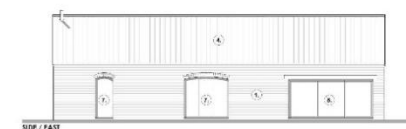
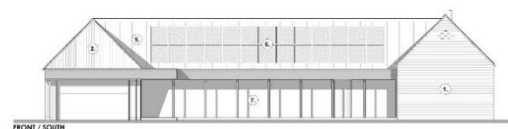


PLOT 1 - ELEVATIONS

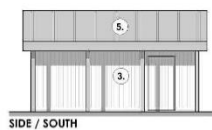
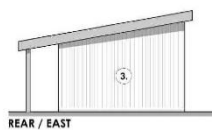
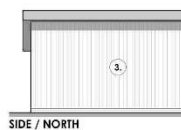


PLAN LEGEND

1. Entrance Hall
2. Kitchen / Dining
3. Living
4. Snug
5. Utility Room
6. Shower Room
7. Master Bedroom
8. Master Ensuite
9. Bedroom 2
10. Bedroom 3
11. Decking



PLOT 1



PLOT 2

PRICE

PLOT 1: OIEO £295,000

SEE BLUE PLAN

PLOT 2: OIEO £295,000

SEE RED PLAN



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

Brochure prepared August 2026



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