



FOR SALE – Two Building Plots & Additional Land

Station Road, Halton Hologate, SPILSBY. PE23 5PB

BELL

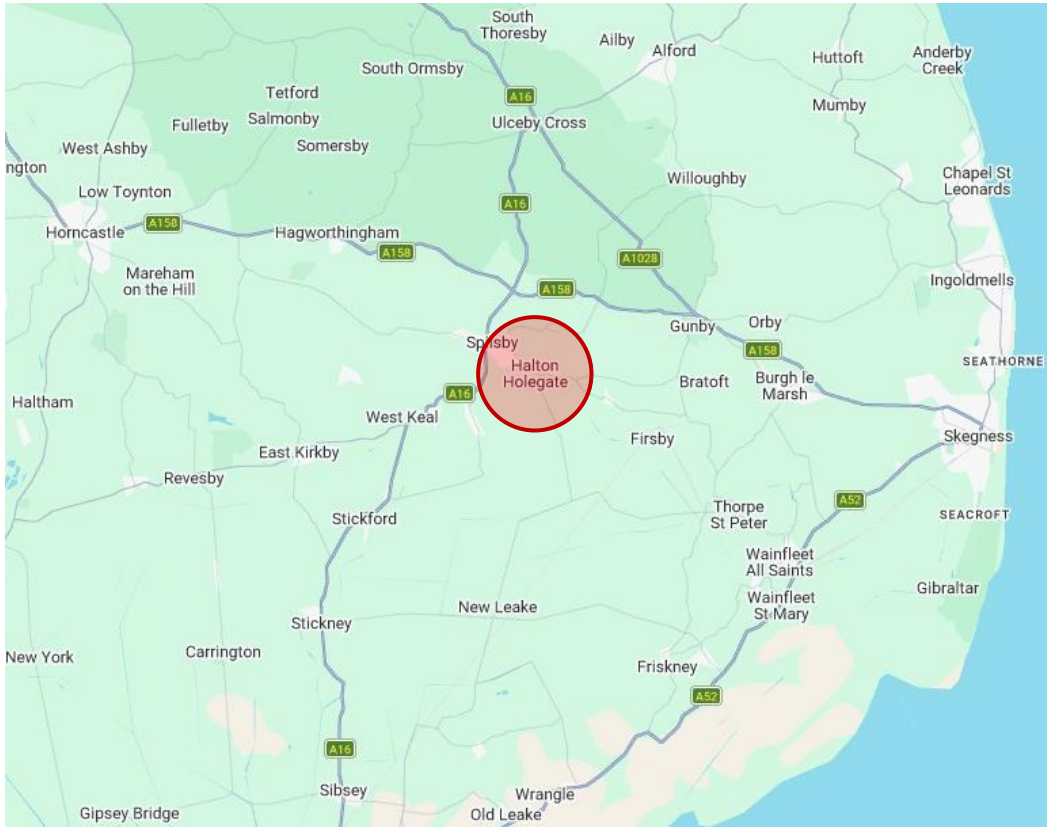


RESIDENTIAL DEVELOPMENT OPPORTUNITY Station Road, Halton Hologate

TWO FRONTAGE BUILDING PLOTS, ENJOYING A
WESTERLY REAR ASPECT, WITH AN
ADDITIONAL 0.5 ACRES
FOR SALE AS A WHOLE

- THE SITE BENEFITS FROM AN ESTABLISHED INFILL SETTING ON THE SOUTHERN EDGE OF THE VILLAGE
- ADDITIONAL 0.5 ACRES OFFERING ENHANCED AMENITY VALUE OR POTENTIAL ADDED VALUE IN SALES AS NEIGHBOURING GARDEN EXTENSION
- FULL CONSENT FOR TWO BUNGALOWS – MAIN SITE AREA approx. 0.23 acres (0.09 ha)

PRICE OIRO
£130,000 for the whole



LOCATION

Halton Hologate is a small rural village, situated on the B1195 approx. 1 mile east of the market town of Spilsby; 9 miles west of Skegness and 18 miles north of Boston.

The village has its own primary school and public house. The land is located on the southern edge of the village fronting Station Road on its western side and is shown for identification purposes on the attached plan.

GENERAL DESCRIPTION

A rectangular evenly proportioned block of bare land, laid to grass forming a frontage infill within established boundaries.

The site benefits from a semi-rural westerly rear aspect, looking on to mature trees and hedgerow. The land offered extends in a northerly strip beyond the developable area to the rear of the neighbouring dwellings, the additional land extends to approx. ½ an acre and offers further amenity space or potential to offer garden extensions to the neighbours.

The site offers potential to erect two three-bedroom bungalows, with the reception accommodation arranged to the rear, with full height glazing to fully capitalize on that westerly rural aspect.

Dimensions of Main Development Area:

Frontage approx. 89' 6" (27.3mtrs)

Scaled Depth approx. 180' (54.9mtrs)

PROPOSED ACCOMMODATION

Each bungalow offers the following:-

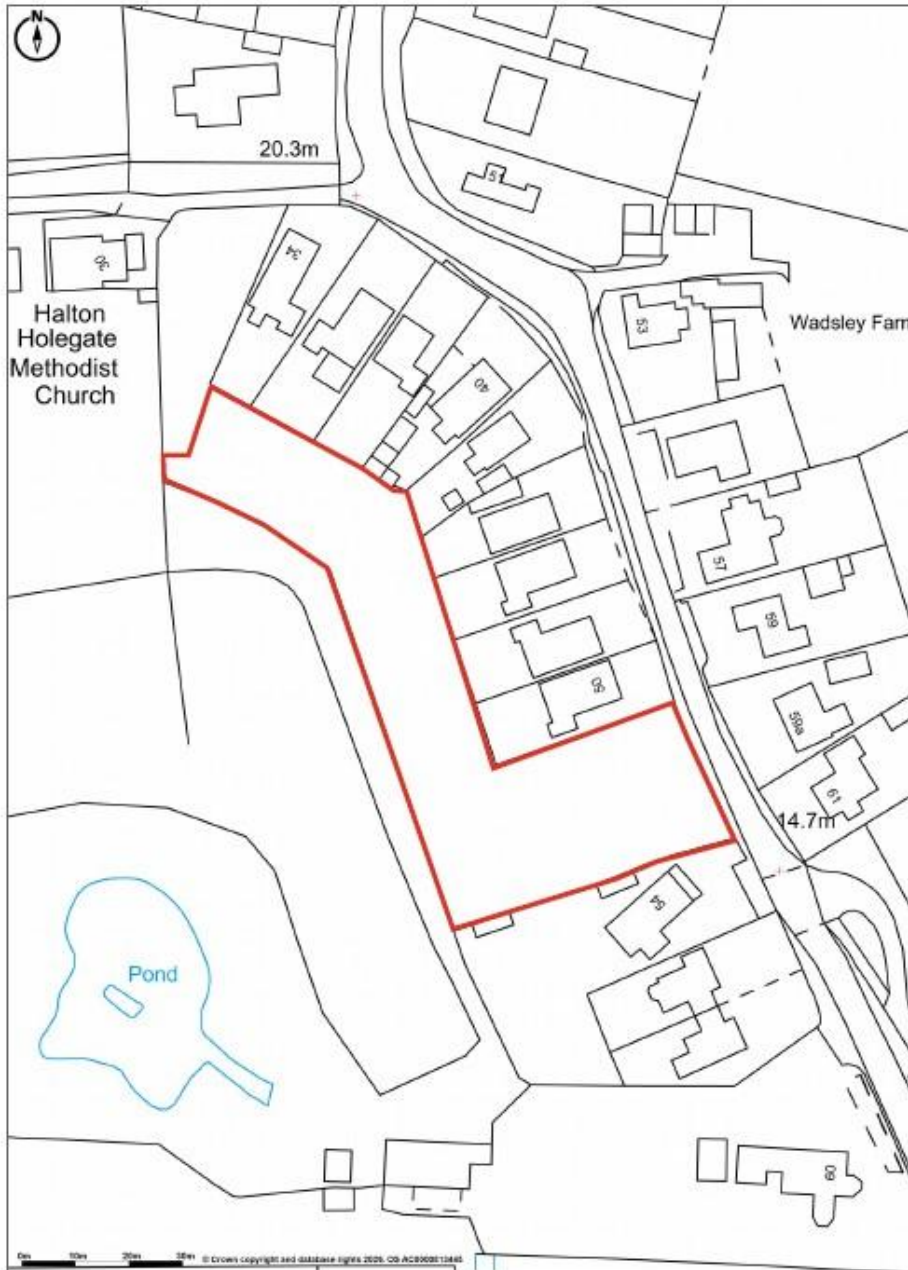
Hallway; Sitting Room; Dining Kitchen; 3 Bedrooms (one en-suite); Family Bathroom and Utility

Plot 1 (southerly) has a wider two-bay fully glazed rear elevation.

Detached single garage and store

SERVICES

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



TOWN & COUNTRY PLANNING

Full Planning Permission for the erection of two bungalows and construction of pedestrian and vehicular access, was granted by East Lindsey District Council on the 18th September 2023 under Reference S/072/01576/23.

Subsequently S.73 Approval was granted to vary condition No.2 of the above approval, to re-position the bungalow on Plot 2 (northerly), to avoid a mains sewer that crosses the site. This approval was granted on the 19th March 2025 under Reference S/072/00105/25.

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

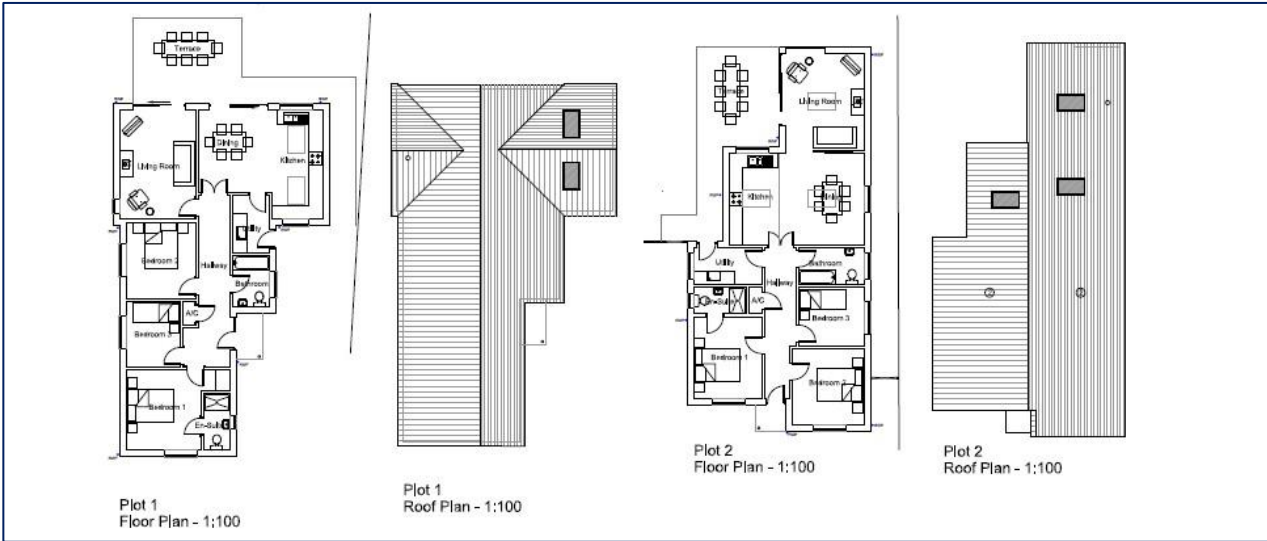
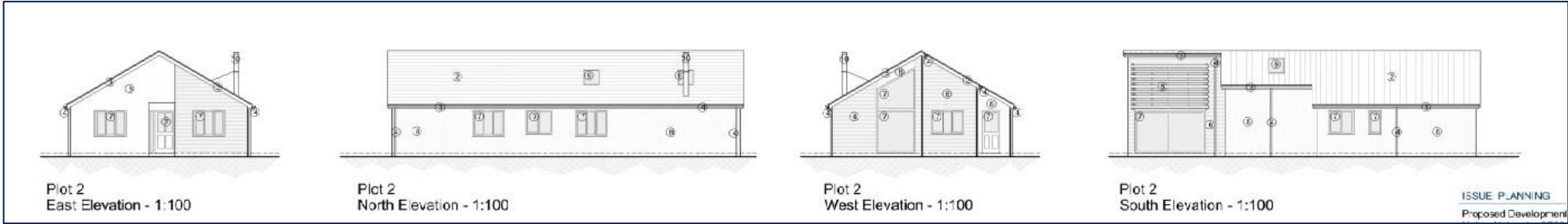
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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.

Please Note: - Two adopted mains sewers cross the site from Station Road to the rear. There is a 6m centered easement for the pipe. Consequently, the vendor has completed a Build Near Agreement with Anglian Water, to allow the northern bungalow on Plot 2 to be built within 3m of the northernmost sewer. A copy of the agreement and further information is available from the Agents.

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.

Agent: Colin Low
 Email: colinlow@robert-bell.org
 Website: <http://www.robert-bell.org>

Brochure prepared June 2026

DISCLAIMER

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