

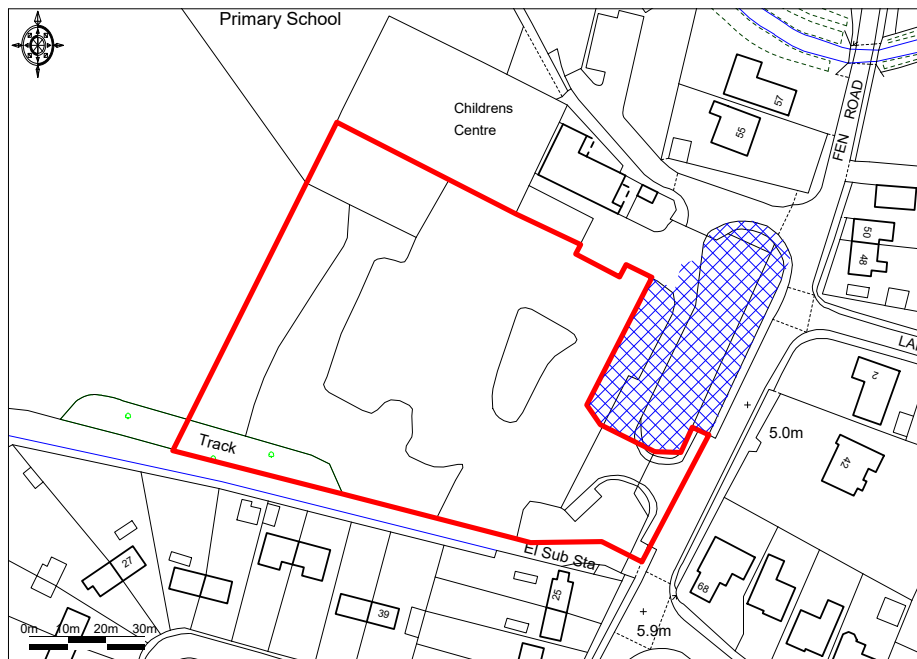
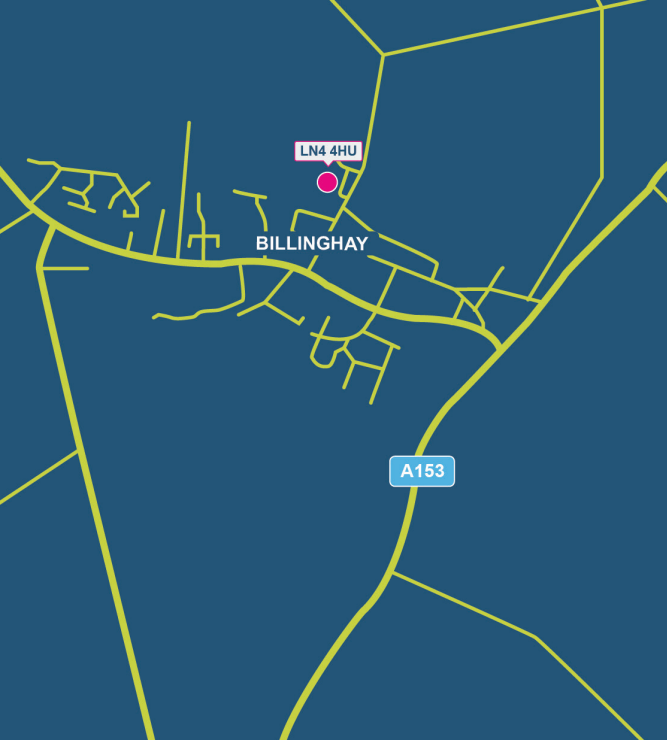


# BANKS LONG&Co

RESIDENTIAL DEVELOPMENT SITE, FEN ROAD,  
BILLINGHAY, LN4 4HU

- 1.01 hectare (2.5 acre) residential development site
- Outline planning permission for 16 dwellings
- Low affordable housing provision of 20%
- Located within popular village close to amenities
- For Sale by a Private Treaty
- **Guide Price £425,000**





**Promap**  
LANDMARK INFORMATION GROUP

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

The site is situated on Fen Road within the heart of the village of Billingham which lies about 7 miles north east of Sleaford and 16 miles south east of Lincoln.

The village has a resident population of 2,190 (2011 Census) and offers a good range of local amenities including a Co-op Convenience Store and Post Office, together with a well regarded Primary School and a variety of Public Houses.

The site is located in a well established residential location close to these village amenities, with an outlook westwards over open countryside.

## PROPERTY/DESCRIPTION

An irregular level and cleared residential development site extending in total to 1.01 hectares (2.5 acres).

The property adjoins on its northern boundary the village primary school and will share an access with the school.

As a condition of the sale the developers will be required to create a drop off point in the location shown hatched blue on the plan opposite. Further details of this are available on request.

EPC - Not applicable as cleared development site.

## SERVICES

We understand all mains services are available in the vicinity of the site, but interested parties are advised to make their own enquiries of the utility providers to ascertain the exact location and capacity of each supply in the area.

## TOWN AND COUNTRY PLANNING

The site has an Outline Planning Permission for the construction of 16 houses. The Planning reference number is 16/0818/OUT. A copy of this permission is available on request.

There is a Section 106 Agreement in place which makes provision for 20% affordable housing

The site is not situated within a Conservation Area.

## TENURE

Freehold with vacant possession on completion.

## GUIDE PRICE

**£425,000**

## METHOD OF SALE

The property is being offered For Sale by way of Private Treaty.

Offers are invited on an unconditional basis.

The purchasers will be required to construct an estate road providing access to the land to the rear of the site, which should be constructed to adoptable standards and LCC will have a right of way over the estate road to the land to the rear into perpetuity.

## VAT

VAT may be charged in addition to the sale price at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 9414/2018