5 Individual Building Plots, Sutton Road, BILSBY, near ALFORD

From £70,000 each

- For Sale by Private Treaty
- 5 Individual Building Plots, Ideal for a 'Self Build'
- Outline Planning Permission granted 7th August 2015 for the erection of 5 dwellings
- Plot 1 – SOLD
- Plot 2 – £90,000
- Plot 3 – £85,000
- Plot 4 – £85,000
- Plot 5 – £70,000
- Edge of Village location near to market town of Alford
5 Individual Building Plots, Sutton Road, Bilsby, Alford, Lincolnshire, LN13 9PX

“Agent’s Comments”

This is a unique opportunity to acquire an individual building plot on the edge of the popular village of Bilsby with outline planning permission for a detached dwelling.

About the Area
Bilsby is a village situated approximately 6 miles from the east coast & 1 mile east of the market town of Alford. Alford has a wealth of amenities including doctor’s surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops, as well as a post office, bank & building society. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market on Tuesday’s & Friday’s as well as periodic Craft Markets.

PLANNING CONSENT:
Outline planning permission was granted on 7th August 2015 (Application No. N/016/00724/15) for erection of 5 no. dwellings at the land adjacent to Cosy Nook, Sutton Road, Bilsby, Alford, Lincolnshire.

A copy of the planning notice and other documents can be obtained by visiting the East Lindsey District Council website www.e-lindsey.gov.uk/applications or inspected at the agent’s Alford office.

DIMENSIONS (APPROX STS):
When a prospective purchaser demonstrates serious interest in any particular plot, the exact measurements will be confirmed. The details below are for guidance only.

Plot 1 – SOLD

Plot 2 - Frontage width of 22.5m, narrowing to 13m, rear boundary of 20m

Plot 3 - Frontage width of 22m, narrowing to 13m, rear boundary of 19m

Plot 4 - Frontage width of 20m, narrowing to 16.1m, rear boundary of 23.7m

Plot 5 - Frontage width of 27m, eastern depth of 47m

SERVICES:

Mains Water – It is understood that mains water is available within the public highway. Each plot owner will be responsible for any connection, infrastructure and application charges.

Electricity – It is understood that an underground electricity cable runs along the frontage. It will be the responsibility of individual purchasers to make their own applications to Western Power. The “H” pole which currently stands on the frontage is to be relocated to another position away from the plots.

Mains gas – It is believed that mains gas is available within the vicinity, being opposite Plot 1 and to the north east of Plot 5. We understand however, there is no mains gas running along the frontages of any of the plots. Each plot owner will be responsible for any connection, infrastructure and application charges.

Mains sewerage – It is believed the main sewerage is in Sutton Road but due to its small diameter and shallow gradient it will not be cost effective to extend the sewerage system to any of the plots. Therefore it will be necessary for each plot owner to provide their own sewerage treatment system, which will discharge either into the open water course at the rear of the respective plots or into the dyke at the rear of the grainstore. The cost of this pipe would be the responsibility of each plot owner.

WORKS TO BE UNDERTAKEN AT VENDORS EXPENSE:
The vendor will arrange for the following works to be carried out at his expense:-

- Erection of acoustic fence adjacent to grainstore.
- Installation of footpath base layer and curbing.
- Construction of drive openings to each plot.
**TENURE & POSSESSION:**
The plots are being offered for sale freehold with vacant possession upon completion.

**VIEWING:**
These particulars constitute a permit to view the development land at any reasonable time of day. Prospective purchasers must take care of any potential hazards and enter entirely at their own risk. All enquiries to the Agent’s Alford office. Tel: 01507 621111.

**DIRECTIONS:**
From Alford head east on the A1104, before the windmill take the right turn onto the A1111, proceed through Bilsby passing the right turning towards Thurlby and the plots can be found on your right hand side.

**EASEMENTS, WAYLEAVES & RIGHTS OF WAY**
The plots are sold subject to all rights of way (whether public or private), light, air, drainage and other easements, rights, liabilities, wayleave consents and privileges which may affect it whether referred to or not in these particulars.

**LOCAL AUTHORITIES:**
Lincolnshire County Council
Newland, Lincoln LN1 1YW.
Tel 01522 552222

East Lindsey District Council
Tedder Hall, Manby Park, Louth Lincolnshire LN11 8UP.
Tel 01507 601111

**SITE PLAN**
NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

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**REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT WILLSONS LICENCE NO. 753610**
Care should be taken when viewing; you enter at your own risk.

MEASUREMENTS AND PHOTOGRAPHS
Room sizes and photographs are provided for guidance only and should not be relied upon.

SERVICES
We have not tested any services, heating system or equipment or appliances including fixtures and fittings.

PROPERTY CONDITION
Nothing in these particulars should be deemed as a statement that the property is in good structural condition. Inclusions – only items described in these particulars are intended for inclusion in the price.

GENERAL
These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Willsons’ Services
Willsons are an independent professional firm with offices covering the Lincolnshire Wolds to the Sea providing local knowledge and a personal touch.

- Estate Agency
  Residential
  Commercial
  Agricultural
- Land Agency
- Letting & Property Management
- Valuations
- Auction Sales
  Furniture & Effects
  Farm Machinery
  Livestock
  Property

VIEWING Care should be taken when viewing: you enter at your own risk. MEASUREMENTS AND PHOTOGRAPHS Room sizes and photographs are provided for guidance only and should not be relied upon. SERVICES We have not tested any services, heating system or equipment or appliances including fixtures and fittings. PROPERTY CONDITION Nothing in these particulars should be deemed as a statement that the property is in good structural condition. Inclusions – only items described in these particulars are intended for inclusion in the price. GENERAL These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.