



Replacement dwelling and Ponds set in
5.92 acres, Tattershall Bridge Road
Billinghay, Lincoln, Lincolnshire, LN4 4JW

£200,000

Land (Residential)

- Freehold
- 4 ponds and a building plot
- For a new 4 bed house with double garage
- Extending in area to 2.40ha (5.92 acres)
- Semi-rural site
- For Sale with Vacant Possession
- Available as a whole or in two lots



Overview

Pygott & Crone are pleased to be able to offer the opportunity to purchase this development opportunity with the benefit of ponds and gardens.

Situation

Located in a peaceful, semi-rural setting to the east of Billingham village, the property enjoys excellent access to nearby settlements. Tattershall lies just 3 miles away, Coningsby 4 miles, and Woodhall Spa 6.6 miles north to the property. The setting combines rural tranquillity with convenient proximity to local amenities and transport links.

Description

The site extends to 2.40ha (5.92 acres) and include 3 ponds and the benefit of a replacement dwelling for an existing bungalow. This property is available in 2 lots.



Lot 1 – Replacement Dwelling acreage to be discussed £100,000

Lot 2 – Fishing lakes acreage to be discussed £100,000

Planning Permission

The site has the benefit of outline planning permission for the demolition of an existing bungalow and erection of a replacement 4 bed detached house with a double garage. The bungalow has been demolished, and the site has begun clearance in preparation.

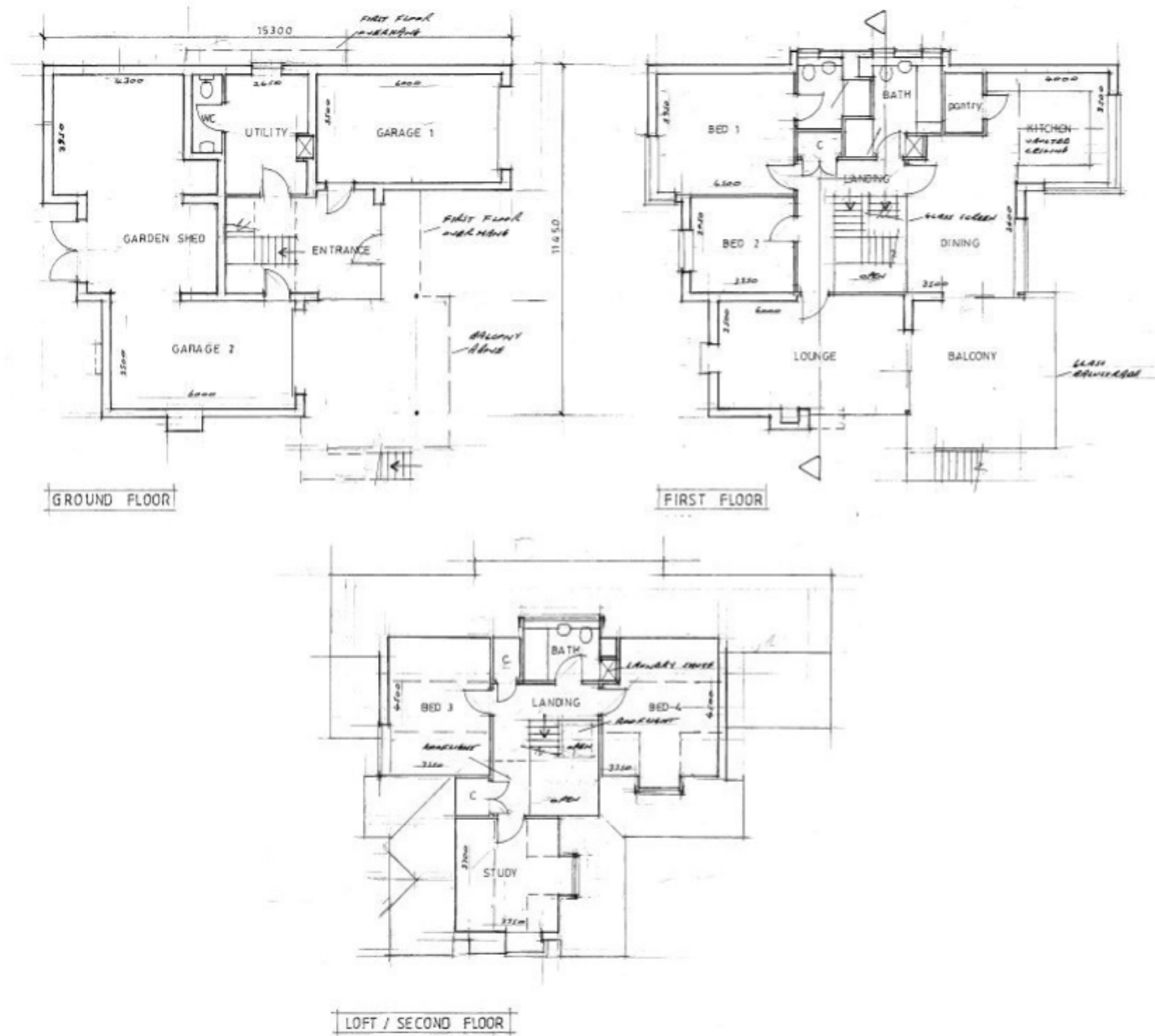
Planning permission was granted by North Kesteven District Council.

Planning Reference – 23/0256/OUT

Health & Safety Warning, anyone that enters the site does so at their own risk.









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Services

There are mains electricity and water connected to the property.
Drainage will be to a private treatment system.

Tenure & Method of Sale

The property is offered freehold and available for sale by Private Treaty.

Plans/Areas & Boundaries

Plans and areas provided within the sales particulars are for illustrative purposes only. While produced in good faith, their accuracy is not guaranteed. Prospective purchasers will be deemed to have full knowledge of the boundaries, and neither the vendor nor their agent will be responsible for defining them.

Wayleaves, Easements & Rights of Way

The property is sold subject to all of the existing rights, including public and private rights of way, drainage, water, electricity, and any other easements or agreements, whether mentioned in the particulars or not.

Overages and Uplifts

There are no overage or uplift provisions attached to this property.

Location



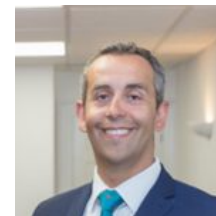
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Replacement dwelling and Ponds set in 5.92 acres, Tattershall Bridge Road, Billingham
is on the market with our Sleaford branch

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