



Development Opportunity, Tranmar,
Tattershall Bridge Road
Billinghay, Lincoln, Lincolnshire, LN4 4JW

Offers Over
£275,000

1 Bedroom Plot

- Freehold
- Exciting & unique opportunity. Must be viewed
- Development Site with OPP
- Erection of a replacement 4 bedroom house
- Granted by NKDC on 04.08.23, reference 23/0256/OUT
- Existing bungalow demolished & site cleared
- Extends to some 1.3 Ha/3.2 Acres
- Including paddock & small lakes
- Immense potential for various uses (subject to consents)
- Semi rural yet very accessible along the A153



Overview

FISHING LAKES - LEISURE - DEVELOPMENT OPPORTUNITY -

Exciting and quite unique opportunity to purchase a development site extending to some 1.3 Ha / 3.2 Acres including paddock and small lakes. The property is located along the A153 between Billingham and Tattershall hence a semi rural location yet with easy access to both villages and the surrounding area. In the agents opinion the site would lend itself to a wide variety of uses subject to any relevant consents, both domestic or business such as leisure.

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 double garage (details of layout and scale to be considered - Resubmission of 21/0961/OUT). This was granted by NKDC on 4th August 2023 under reference 23/0256/OUT.

A link to the NKDC planning portal can be found below



<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=RR5IV0LLGK600&activeTab=summary>

The bungalow has now been demolished and the site cleared in preparation. We believe that the services of mains electricity and water are still connected to the site. Drainage will be to a private treatment system.

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








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Location



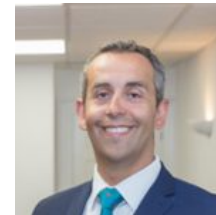
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