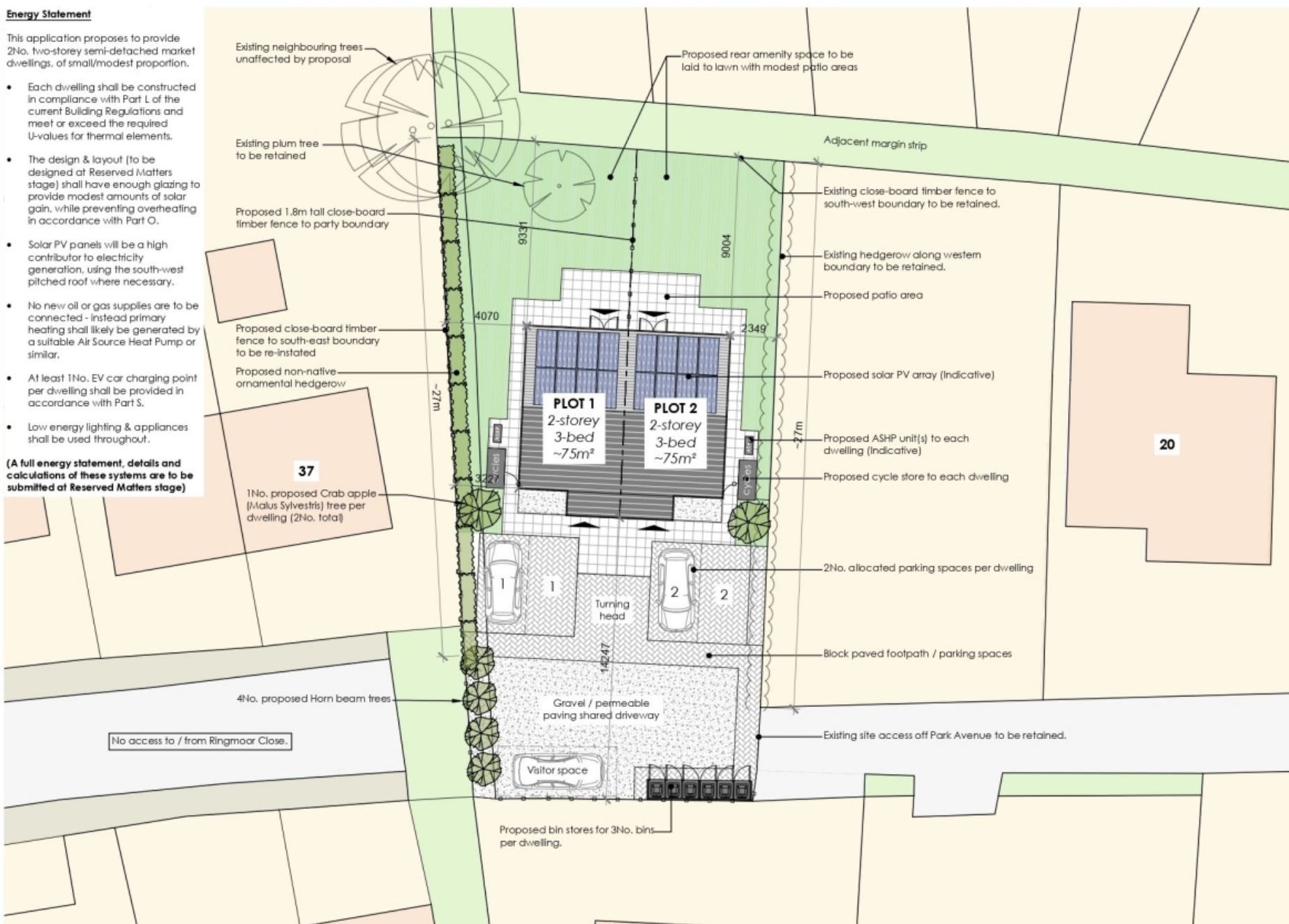


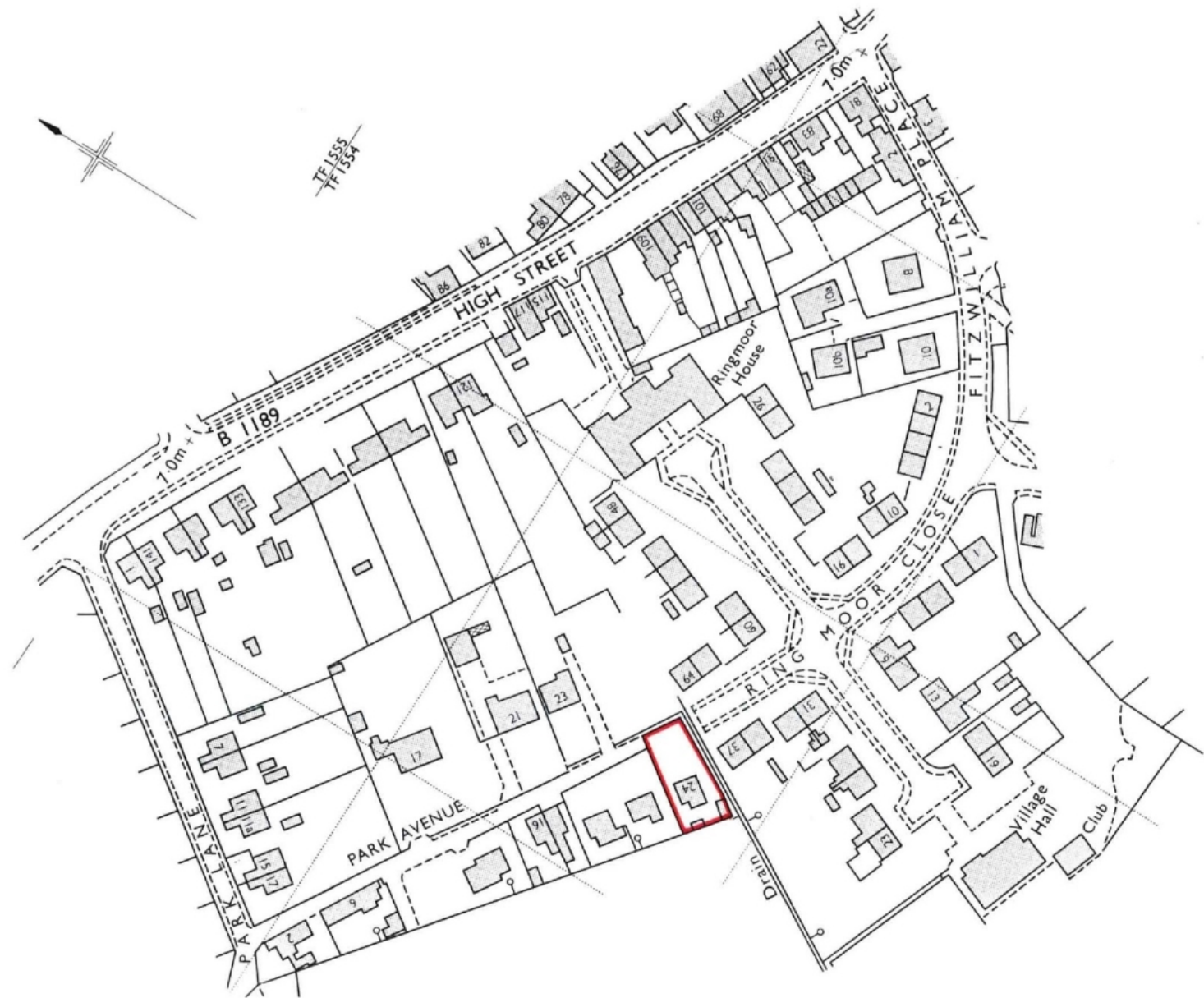
## Energy Statement

This application proposes to provide 2No. two-storey semi-detached market dwellings, of small/modest proportion.

- Each dwelling shall be constructed in compliance with Part L of the current Building Regulations and meet or exceed the required U-values for thermal elements.
- The design & layout (to be designed at Reserved Matters stage) shall have enough glazing to provide modest amounts of solar gain, while preventing overheating in accordance with Part O.
- Solar PV panels will be a high contributor to electricity generation, using the south-west pitched roof where necessary.
- No new oil or gas supplies are to be connected - instead primary heating shall likely be generated by a suitable Air Source Heat Pump or similar.
- At least 1No. EV car charging point per dwelling shall be provided in accordance with Part S.
- Low energy lighting & appliances shall be used throughout.

(A full energy statement, details and calculations of these systems are to be submitted at Reserved Matters stage)





## Overview

Modern Method Of Auction - T & C's Apply - Development opportunity in an established residential area convenient for the village centre and amenities, ideally suited for a small builder. The plot has outline planning permission for the erection of a pair of semi-detached houses with some matters reserved (access to be considered). Reference 25/0945/OUT dated 25th March 2026. The current access to the site is along Park Avenue although there could be possibility to form an access off Ringmoor Close subject to relevant permissions and potential buyers should make their own enquiries in this respect. We are advised by the vendor that mains services of electric, water and drainage are connected to the site.

A link to NKDC planning portal is below

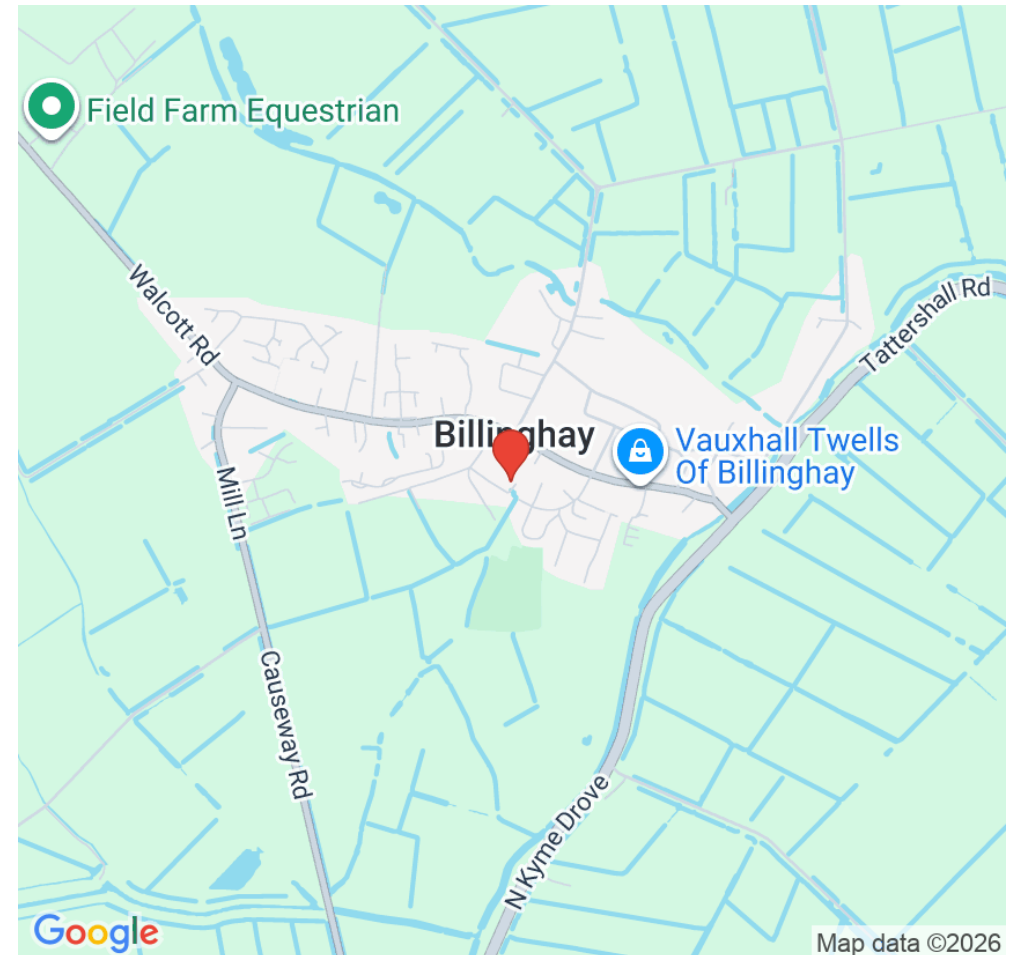
<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=TOM8TXLLK8900&activeTab=summary>

AGENTS NOTE Park Avenue is a shared private road

## Location

### Land (Residential)

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Development opportunity in established residential area
- Outline planning permission granted
- Erection of a pair of semi detached dwellings
- Reference 25/0945/OUT
- Dated 25th March 2026
- Close to village centre & amenities
- Mains electric, water & drainage
- Ideal for a small builder



#### BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Houses. Homes. Harmony.



**Building Plot 24, Park Avenue, Billingham**  
is on the market with our Sleaford branch

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