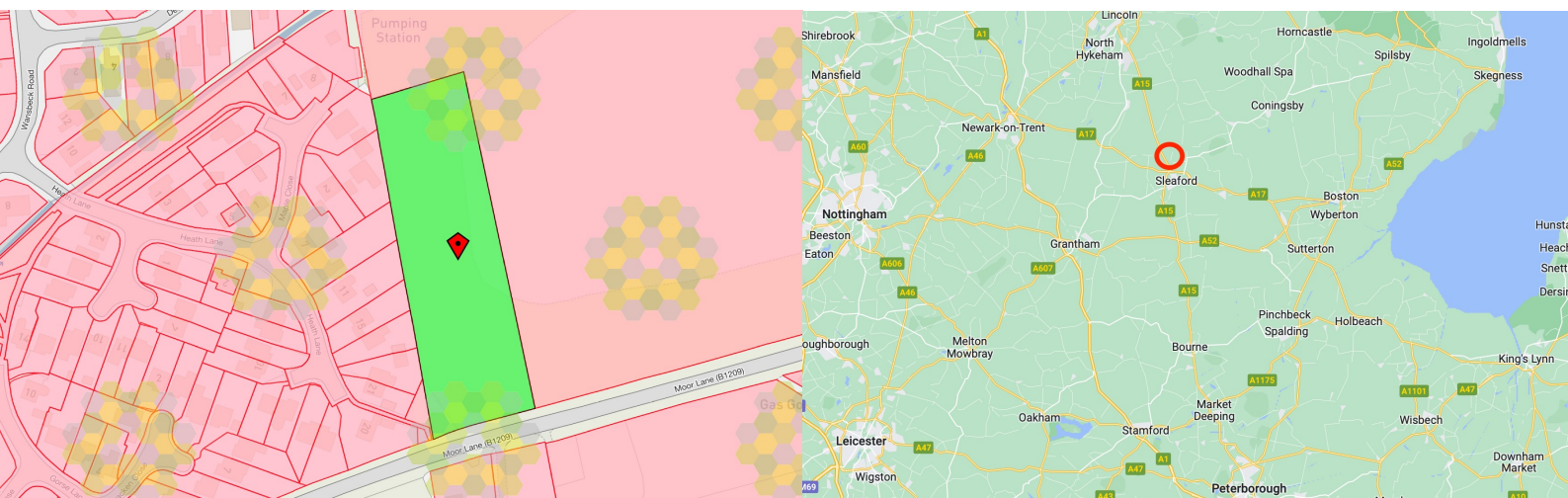




# Land North of Moor Lane, Leasingham, Sleaford, Lincs NG34 8JN Guide Price **£400,000.**

A parcel of residential development land with outline permission for up to 9 dwellings on the edge of this popular village.



## Area Map



### Description

A parcel of development land on the outskirts of this popular Lincolnshire village just north of Sleaford. Outline planning has been granted for up to 9 dwellings. Offers are invited for the Freehold.

**Leasingham** - The village is situated in the North Kesteven district of Lincolnshire, less than 2 miles north of Sleaford, just off the A15 trunk Road. It is a popular village with pub, primary and pre-schools, bowls club, playing fields, post office, corner and farm shop, hairdressers, church and chapel and bus services to Sleaford with links to Lincoln, Grantham and Nottingham.

**Title** – The land is identified by Title reference LL410191.

**Tenure & Possession** - The site is for sale freehold with vacant possession.

**Planning** - Planning has been granted by North Kesteven District Council (Ref19/0136/OUT) for 9 dwellings on the parcel shown outlined in red on the aerial photograph.

**Method of Sale** - The property is for sale by Private Treaty.

**OFFERS** - Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the sellers sole agent and include the following:

- 1 - Any proposed conditions attached to the offer
- 2 - Proof of funding.
- 3 - Timescales for proposed submission of reserved matters planning, exchange and completion.
- 4 - Proof of ID.
- 5 - Details of Solicitors to be instructed on the purchase
- 6 - Confirmation of 10% deposit paid on exchange of contracts.

**Restrictive Covenants** - We are not aware at this time of any restrictive covenants on the site, but prospective buyers must confirm this for themselves via their legal representatives before committing to a purchase.

**Services** - All prospective purchasers are to make their own enquiries as to the location/provision of services.

**Wayleaves, Easements & Rights of Way** - The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars.

Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

**VAT** - Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

**Local Authorities** - North Kesteven District Council and  
- Leasingham & Roxham Parish Council

**Viewings** - All viewings are by prior appointment with the sellers sole agent.

## Proposed Layout



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

42 High Street, Soham, Cambs CB7 5XE

Tel: 07500 115321 Email: [info@thebovingdons.co.uk](mailto:info@thebovingdons.co.uk) <https://www.company.co.uk>