



**BANKS
LONG&Co**

**LAND AT HIGH STREET, WADDINGHAM,
GAINSBOROUGH DN21 4SW**

- Attractive residential development site
- 0.40 hectares (0.99 acres)
- Popular village setting close to amenities
- Outline planning permission for 7 No. residential units
- Potential for reconfiguration of existing scheme to increase the number of units, subject to planning
- OIEO £200,000
- **FOR SALE**



Waddingham is a village and civil parish in the West Lindsey district of Lincolnshire. It is geographically situated 1.5 miles to the east of the A15, 10 miles south east of Scunthorpe and 16 miles north of Lincoln.

The village offers a good range of local amenities including a village store, public house and primary school and the larger village of Kirton Lindsey which offers a far wider range of facilities, including a secondary school and Co-op Convenience Store, lies about 4 miles to the north-west.

PROPERTY

A regular shaped parcel of land situated centrally within the village with direct frontage to the High Street where the vehicular and pedestrian access in to the site will be taken.

The site is generally level within the main body of the site.

The character of the surrounding area is very much residential in nature with the majority of the boundaries adjoining existing residential developments. The village's only public house is located at the front of the site facing the High Street.

SERVICES

Mains water, electricity and drainage are available in the village, although the Vendors can give no guarantee as to the exact location and capacity of these services. Interested parties should therefore make their own enquiries in this regard with the service providers.

TOWN AND COUNTRY PLANNING

Outline planning consent was granted for 7 No. residential units (reference 138660). Further information is available upon request.

The scheme will be subject to the inclusion of a minimum of 11 public car parking spaces in a location to be agreed.

Any queries relating to the planning permission should be direct to West Lindsey District Council Planning Authority on 01427 676676.

METHOD OF SALE

The property is being offered **For Sale** by way of Private Treaty.

PRICE

OIEO £200,000 for the Freehold interest

VAT

VAT may be payable in addition to the purchase price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatsoever in relation to this property.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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