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BOURNE RESIDENTIAL DEVELOPMENT: 01778 420 406 www.longstaff.com



Land to the East of Mill Lane, Pickworth. NG34 0TE.

Guide Price £249,950 Freehold

Residential Development Site with Outline Planning Permission for One New Self Build Dwelling.
Site extending to a total area of approximately 0.60 hectares (1.50 acres).



Illustrative Drawing of the Proposed Dwelling using Computer Generated Imagery

DESCRIPTION:

The land, which is outlined red on the marketing plan (for identification purposes only), extends to a total site area of approximately 1.50 acres (0.60 hectares).

The red outline includes the land being offered for sale. All plans included in our marketing are not to scale and are provided for identification purposes only.

PLANNING PERMISSION:

The land has Outline Planning Permission (Dated: 26th September 2025 – Reference: S25/1806) approved conditionally for one detached dwelling. Prospective purchasers' attention is drawn to the various conditions listed in the Planning Permission and the purchasers will be responsible for all costs associated with fulfilling such conditions in completing the works.

Any specific and technical queries in respect of planning matters are to be addressed and directed to the Planning Department at South Kesteven District Council – Tel: 01476 406 080.

LOCATION:

The residential development plot is situated to the East of Mill Lane, Pickworth. NG34 0TE.











From Bourne Town Centre, follow the A15 road northbound towards the village of Folkingham. From the A15, turn left onto West Street. Then, after around approximately 2 miles, turn right onto Folkingham Road and continue for approximately 1 mile. The plot is located to the North of the village Pickworth (on the right hand side of the road), marked by a R. Longstaff & Co LLP 'For Sale' board.

The 'What 3 Words' location for the site is ///flipper.zinc.blanking

ACCESS:
The plot is accessed to the East of Mill Lane, Pickworth. There is a metal gate which allows access to the plot.

RIGHTS OF WAY:
It should be noted that a public footpath is located alongside the Northern and Eastern boundaries. The above rights of way can be viewed on the Lincolnshire County Council website:
https://lincscc.maps.arcgis.com/apps/instant/basic/index.html?appid=4977330953ed48fb857f1e688a3ebddb

FENCING OBLIGATION:
The buyer will be obligated to erect a wooden post and three rail fence (to at least 1.20m in height) along the Eastern half of the South boundary within three months of completion.

SERVICES:
No services are currently connected to the plot. Interested parties should make their own enquiries in relation to the availability and suitability of service connections for mains water, foul drainage and electric. It is to be noted that there are overhead electricity lines crossing the land. There are two electricity poles on the land.

METHOD OF SALE:
The land is offered For Sale by private treaty, initially, as a whole, subject to contract. Prospective purchasers will be asked to comply with Anti Money Laundering regulations and to provide photographic identification in the form of a photocard driving licence or valid Passport, plus a proof of address. Further information is available from the Selling Agent.

VAT:
The agreed purchase price of the Land will not be subject to VAT.

TENURE:
Freehold with vacant possession upon completion.

VIEWINGS:
All viewings must be arranged by appointment only with R Longstaff and Co's Bourne Office – 01778 420 406. All parties enter the property entirely at their own risk. Please exercise caution in respect of your personal safety and those parties with you at all times. Neither the seller nor their Agent accept any liability for any damage to persons or their property.

LOCAL AUTHORITY:
District & Planning: South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham. NG31 6TT - 01476 406 080



Planning Permission Plan – For Reference Only – Not to Scale

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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