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## PLOTS, Rippingale, BOURNE PE10 0SZ

**OFFERS IN EXCESS £800,000 - Freehold**

### Property Summary

This is a unique development opportunity to purchase these plots and build four single storey dwellings with the potential to build a further four once planning has been granted for the second phase. All information relating to the land can be found on the South Kesteven District website and interested parties are advised to read through the documents available.

### Features

- Building Plot for 4 Dwellings
- Potential for 4 Further Dwellings Subject to Planning
- Non Estate Village Location



## Room Descriptions

### General

#### General Information.

The current sellers have outlined planning permission for four single storey dwellings granted by South Kesteven District Council under Ref S21/0279 28th May 2021. They are in the process of applying for four similar dwellings and have verbally been told that this should be granted.

#### Location

Rippingale is a pretty Lincolnshire village approximately 5 miles North of Bourne. The plots are located in a paddock set to the South side of the The Old Mill and are accessed via Grinders Lane. The area is an elongated rectangular paddock area. This runs along side Grinders lane.

The application site in this case comprises the northern portion of the paddock area (approximately 30m) The defined site extends across the whole width of the paddock and has a north-south length of approximately 50m. The overall site area is approximately 0.19ha.

#### Site Plan

A copy of the site plan is attached for identification purposes only. Please note this is not to scale.

#### Notes

This land is being sold subject to and with the benefit of all easements, wayleaves and rights of way, where they exist and whether referred to in these sales particulars or not.

Mains water, electricity and drainage are believed to be located fairly close to these plots. All interested parties should make their own enquires with the relevant undertakings.

#### Contact Information

South Kesteven District Council, St Peters Hill, Grantham, Lincs NG31 6PZ 01475 406080