

Potential Building Plot at 77a West Road

Bourne PE10 9PX

£175,000



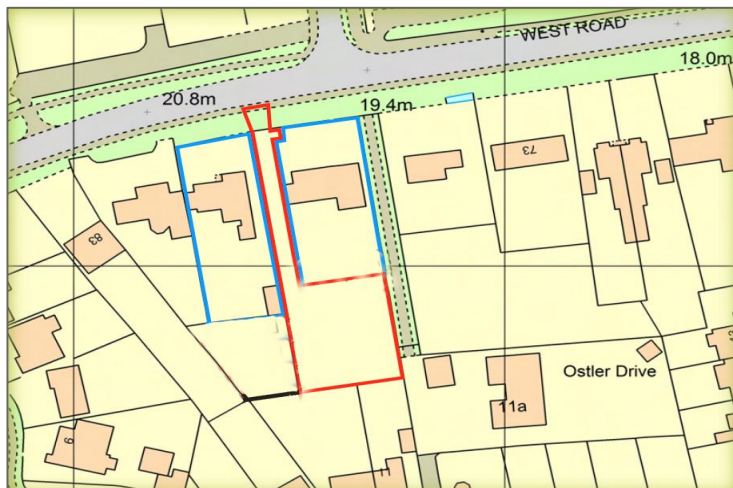
Building Plot

Popular Location

Will Need Planning Consent

South Facing

Planning Previously Granted





GENERAL DESCRIPTION:

Potential building plot for sale. Planning permission has previously been granted on this land following a joint application with the owners of the adjoining number 79 West Road.

**77a West Road
Bourne
PE10 9PX**

The owner of 79 no longer wishes to develop their side of the land, so we are instructed to sell this parcel of land as broadly outlined in red for which a new planning application will be required. The previous application was for 2 x 1½ storey units.





LOCATION This parcel of land is situated on the popular west side of Bourne, and is accessed by a driveway between numbers 77 & 79 West Road.

VIEWING Please note that viewing is strictly by appointment only.

PLANNING It should be noted that a new planning application will be required, however please note the following:

PLANNING HISTORY Outline planning consent was granted by South Kesteven District Council (SKDC) dated 15th March 2017 for the erection of 2 x 1½ storey detached dwellings with garages under reference S16/2678. This application was a joint application with the owners of number 79 West Road, and a condition of that planning consent was that a bay window needed removal to the western gable of 77 West Road to ensure the access road was of sufficient width. This bay has now been removed. As the owner of number 79 no longer wishes to develop their part of the site, a new application will be required to be submitted by the purchaser.

THE SITE The sale of this building land includes the roadway access and driveway from West Road, leading down to the developable plot area which is approximately 29 metres x 24 metres. The driveway width is approximately 4.2 metres. Our client will require vehicular right of way to the end of the driveway just before it opens up to the main plot. The plot faces south, and it is felt that the local planning authority would be receptive to a new application for a single 1½ storey dwelling, however it should be noted that neither we nor our clients have had discussions with them regarding this.

INDEMNITY INSURANCE Our client has sought legal advice and will provide indemnity insurance in respect of covenants contained within the original conveyance.



General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold