

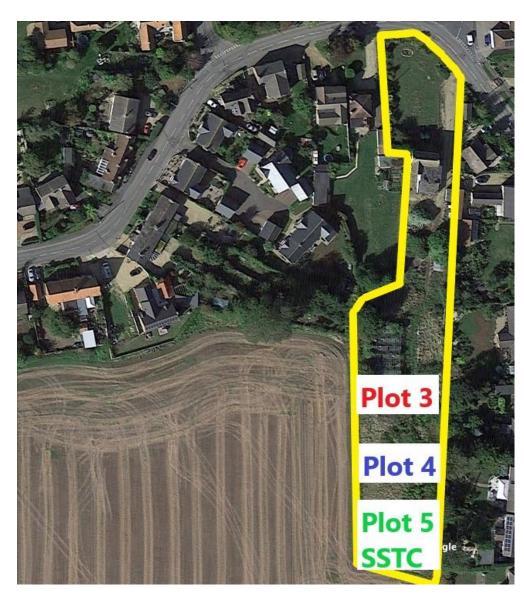
QUENTIN MARKS 2 West Street | Bourne | PE10 9NE

01778 391600

Serviced Building Plots For Sale

23 The Green Thurlby Bourne PE10 0HB

£180,000 Per Plot



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GENERAL DESCRIPTION: Planning permission was granted under SKDC planning reference S15 /1627 for the demolition of an established house and construction of 5 new dwellings.

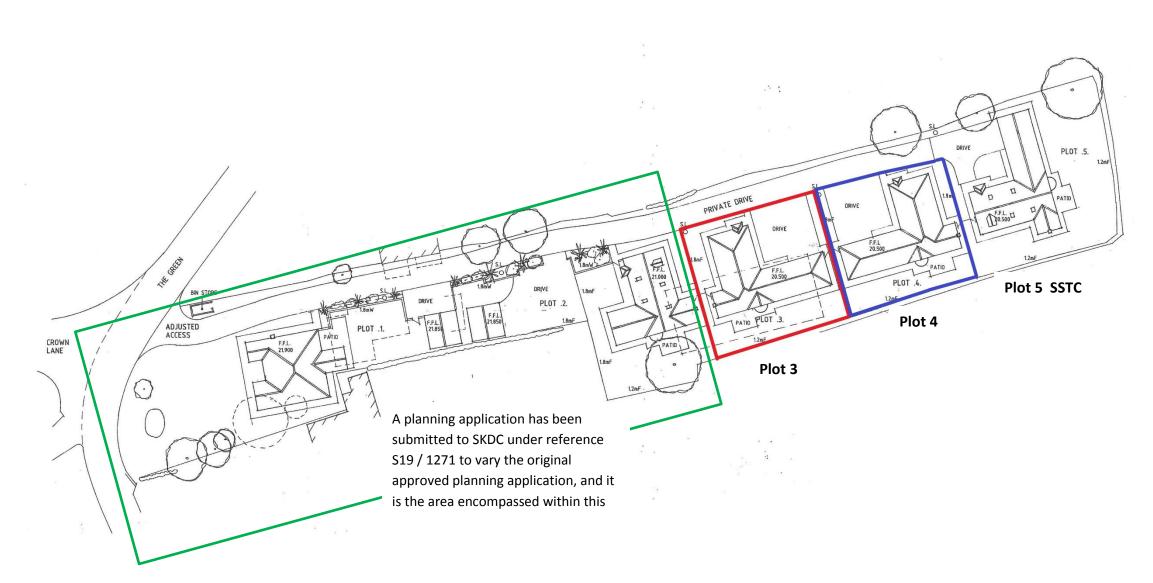
Subsequently, Quentin Marks sold the site, and the current owner of the site has submitted an application to replace plots 1 & 2 with a substantial dwelling for his own build and occupation. As a result of this, our instructions are to sell plots 3 & 4 as serviced building plots. Plot 5 has already been sold.

STYLE: The properties to be built are substantial detached bungalows. Each will have a double garage, and is to be built in stone.

VIEWING: Strictly by appointment with the vendors sole agents, Quentin Marks.

£180,000 Per Plot

White House Nurseries 23 The Green, Thurlby, Bourne PE10 0HB



<u>VIEWING:</u> Please note that viewing is strictly by appointment with Quentin Marks.

GENERAL INFORMATION Our client advises us that they will build the service road, and that all services will be laid within the road, for connection by the incoming purchasers of each plot. Services to include gas, water, electricity, sewer and broadband. Purchasers solicitor to verify with sellers solicitor.

PLOT 3: This will be a detached bungalow with the following brief accommodation:

Entrance Hall

Kitchen 5.47m x 3.5m (min)

Utility Room

WC

Lounge 6.0m x 4.2m

Dining Room 3.3m x 3.3m (+ Oreal Bay Window)

Bedroom 1 4.57m (max) x 4.07m

Ensuite

Bedroom 2 4.7m x 3.5m

Bedroom 3 3.9m (+ Bay) x 3.0m

Bathroom

Double Garage

Gardens Backing onto open land.

PLOT 4: This will be a detached bungalow with the same accommodation as plot 3 but 'handed':

Entrance Hall

Kitchen 5.47m x 3.5m (min)

Utility Room

WC

Lounge 6.0m x 4.2m

Dining Room 3.3m x 3.3m (+ Oreal Bay Window)

Bedroom 1 4.

4.57m (max) x 4.07m

Ensuite

Bedroom 2 4.7m x 3.5m

Bedroom 3 3.9m (+ Bay) x 3.0m

Bathroom

Double Garage

Gardens Backing onto open land.

LOCATION This development site is situated within the heart of the village of Thurlby, within reach of the local village stores, school, and veterinary surgery. The site as a whole backs onto open fields.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.