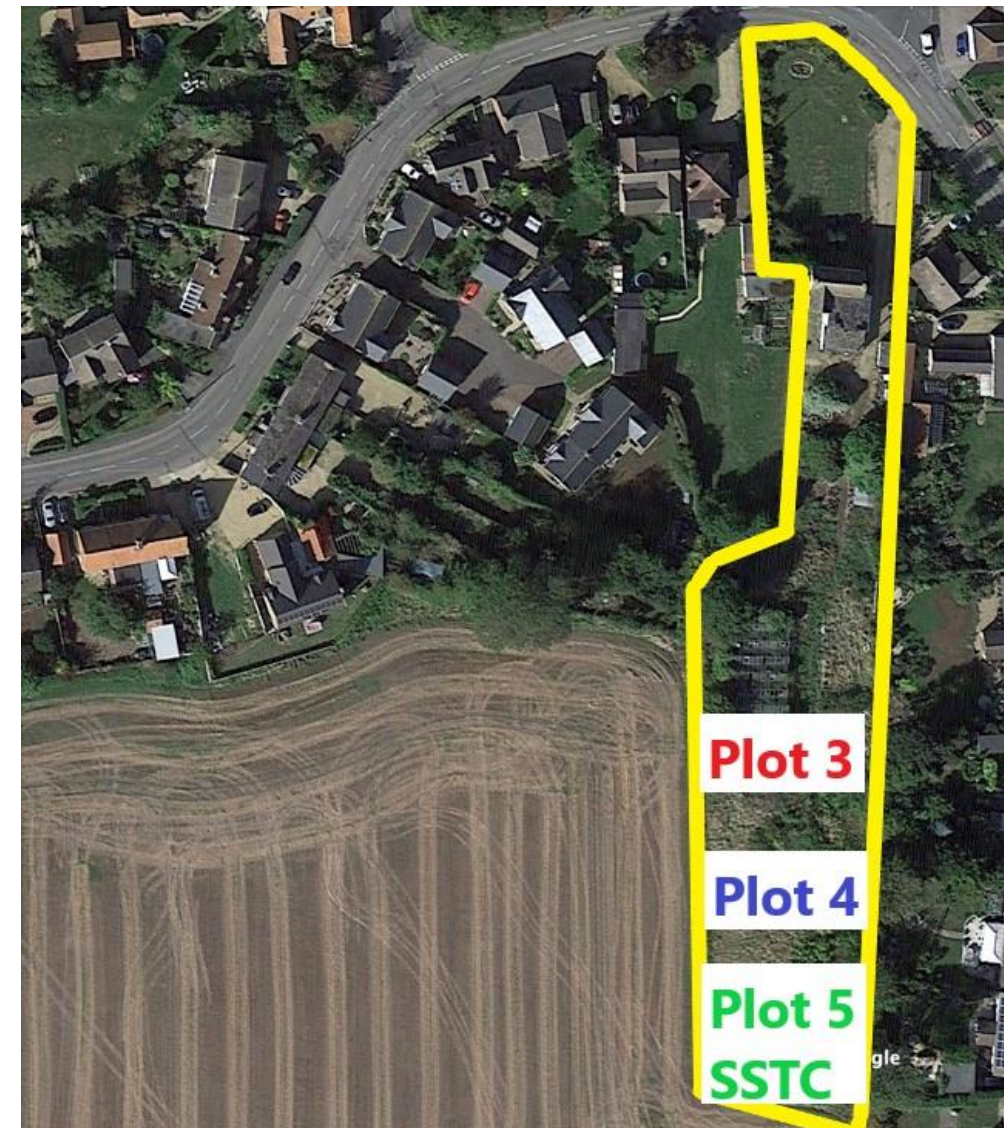


## Serviced Building Plots For Sale

23 The Green Thurlby Bourne PE10 0HB

£180,000  
Per Plot

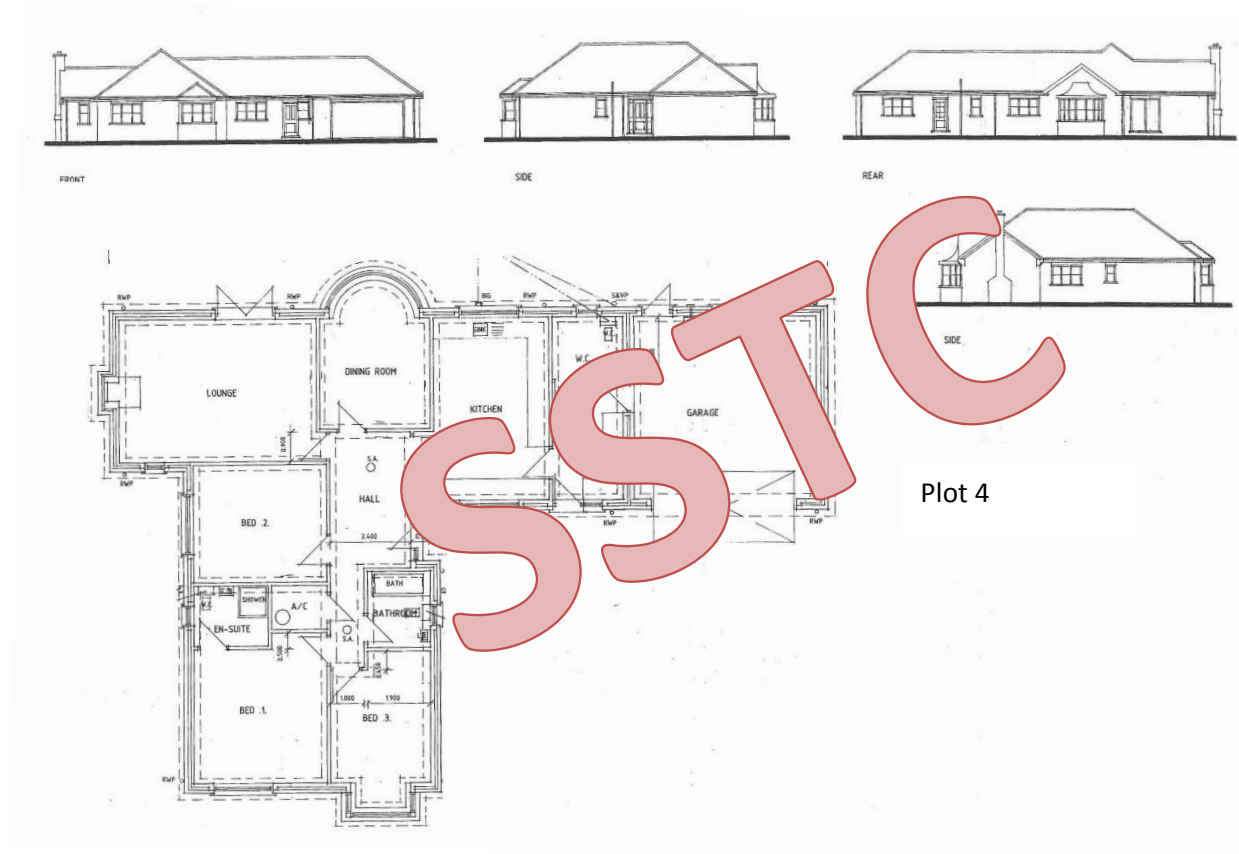


**GENERAL DESCRIPTION:** Planning permission was granted under SKDC planning reference S15 /1627 for the demolition of an established house and construction of 5 new dwellings.

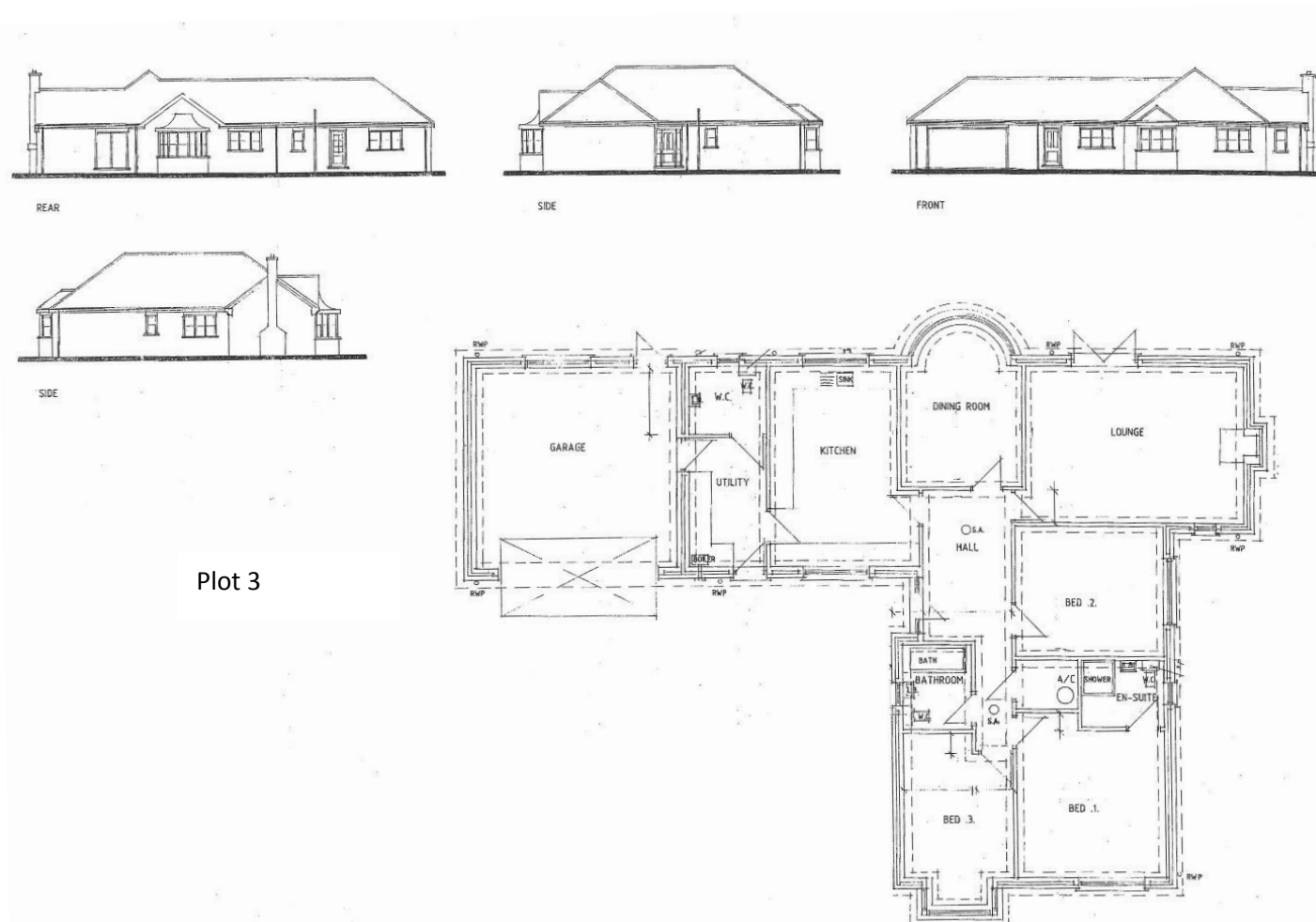
Subsequently, Quentin Marks sold the site, and the current owner of the site has submitted an application to replace plots 1 & 2 with a substantial dwelling for his own build and occupation. As a result of this, our instructions are to sell plots 3 & 4 as serviced building plots. Plot 5 has already been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



Plot 4

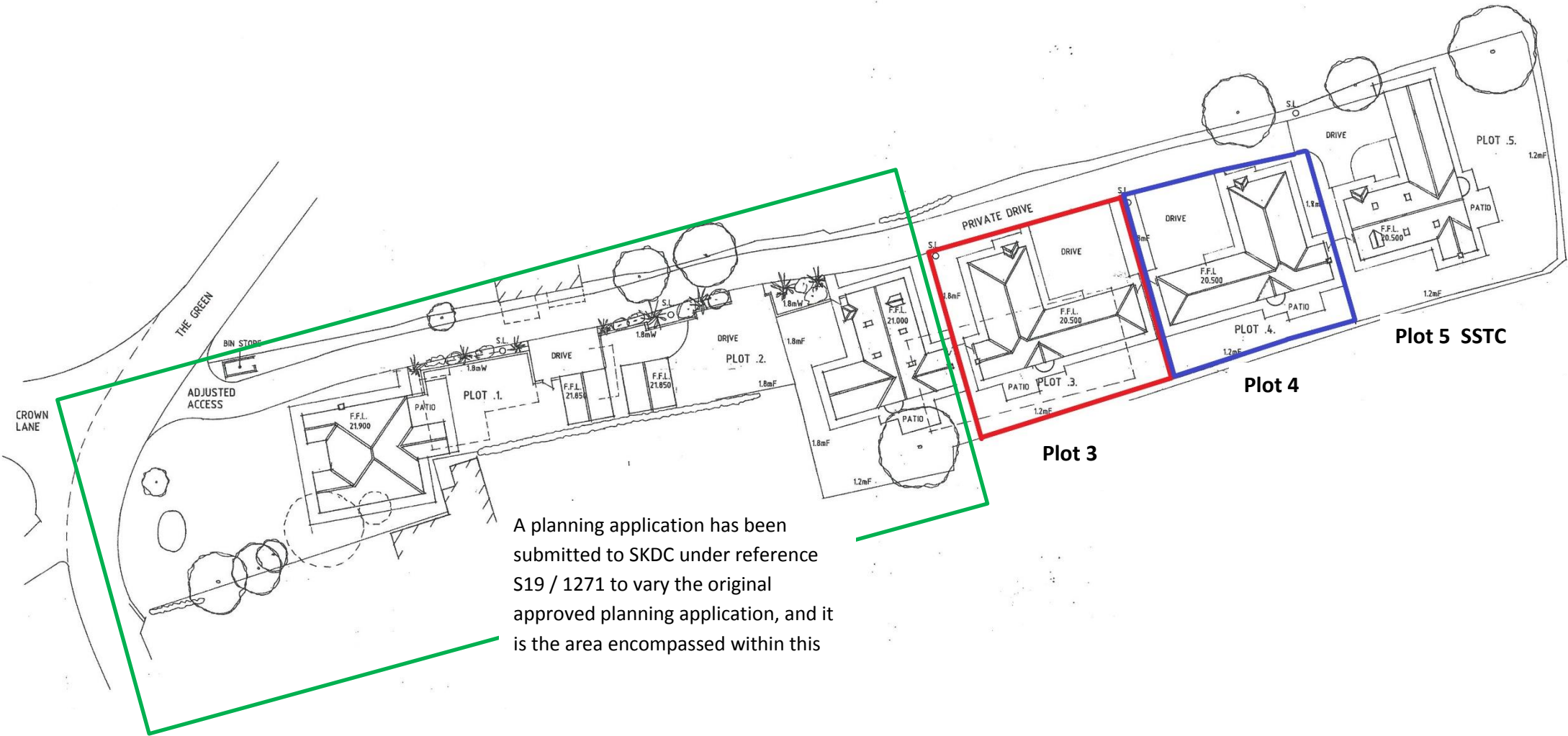


Plot 3



# £180,000 Per Plot

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



A planning application has been submitted to SKDC under reference S19 / 1271 to vary the original approved planning application, and it is the area encompassed within this

**VIEWING:** 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	4.57m (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.