

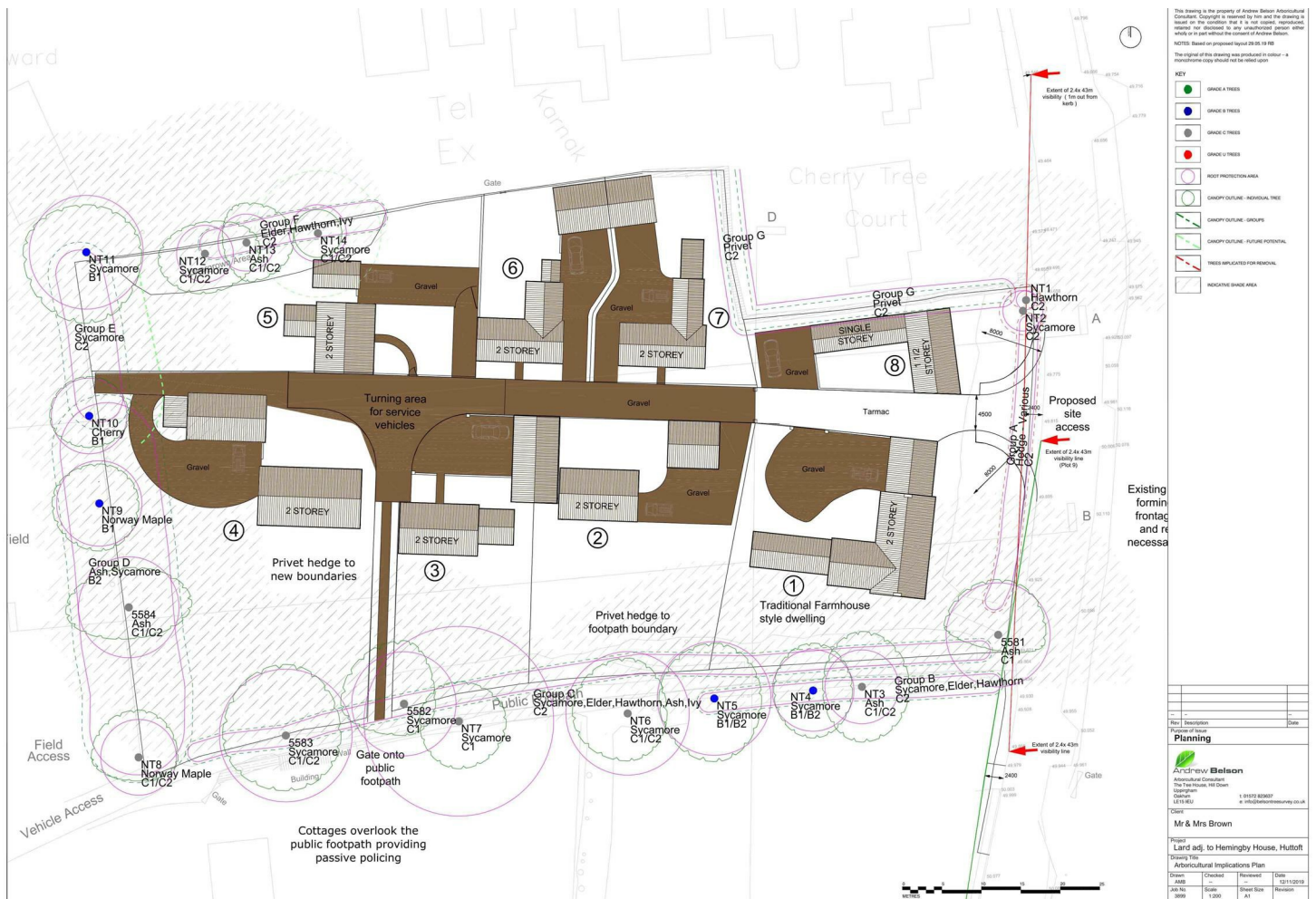


CHOICE PROPERTIES

Estate Agents

Land adjacent to Cherry Tree Court Mumby Road, Huttoft, LN13 9RF

Price £399,950



It is a pleasure for Choice Properties to bring to the market this exciting development opportunity in the sought after village of Huttoft, just a short drive away from the historic market town of Alford and popular seaside resort of Sutton-on-Sea. This sizeable plot of approximately 1.5 acres (sts) benefits from planning permission to build eight dwellings.

Planning Application

The land has planning permission to have eight houses built.

The planning UPRN number is: 010008528652.

ELDC planning reference: N/089/01002/23.

Further information can be found through East Lindsey District Council Planning Department.

Plot Size

Approx. 1.5 acres (STS).

This is a guide only and would recommend that prospective buyers take their own measurements.

Viewing arrangements

By appointment through Choice Properties.

Opening Hours

Monday - Friday: 9am - 5pm

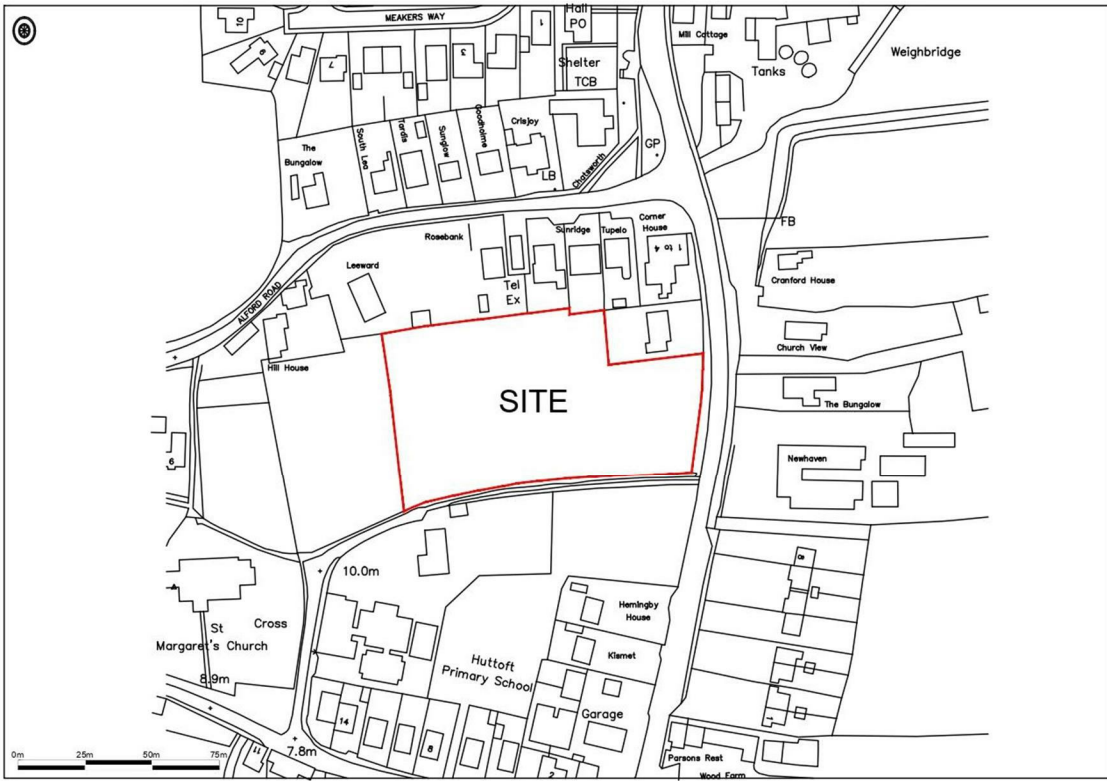
Saturday: 9am - 3pm

Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

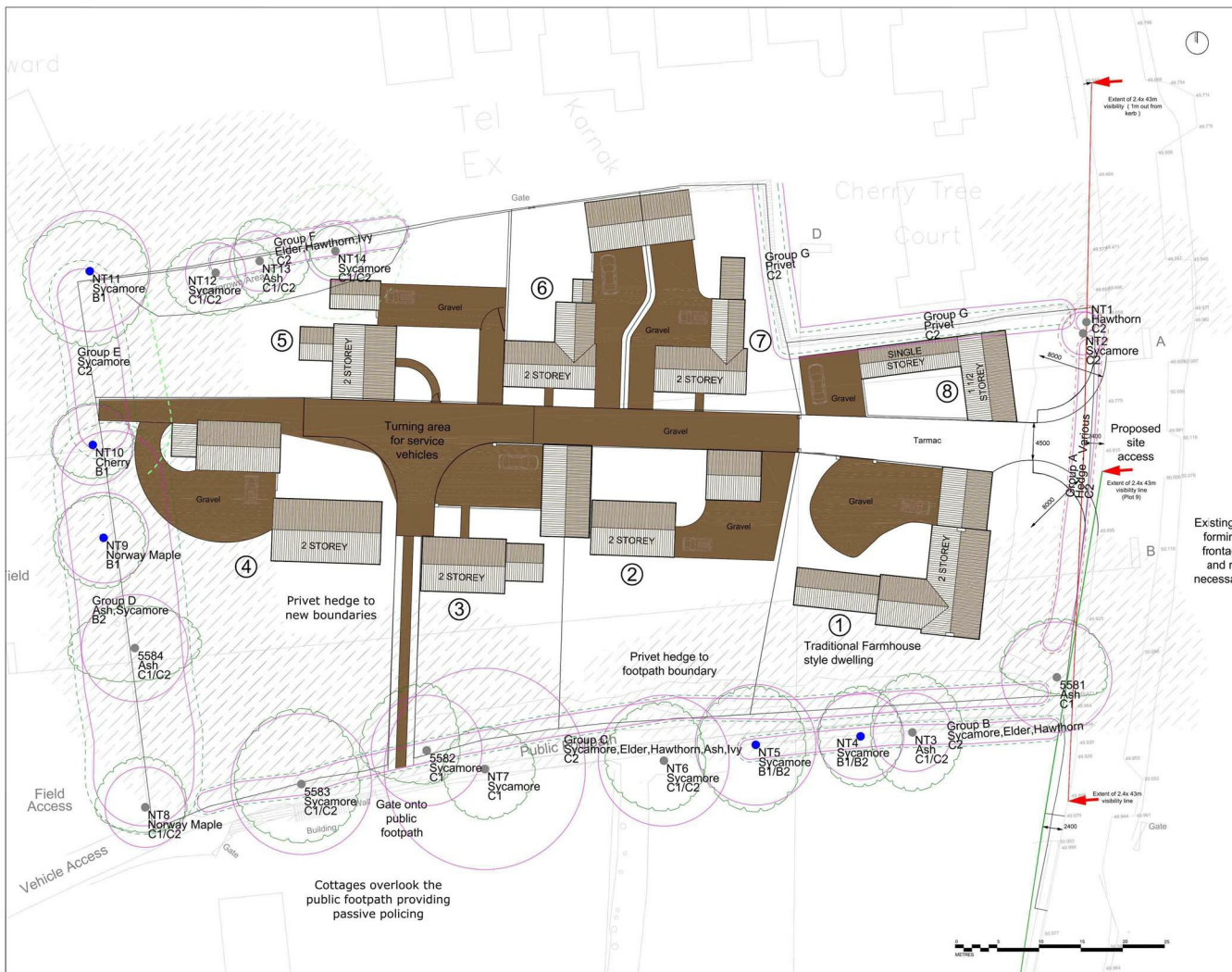
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Promap

NEIL DOWLMAN ARCHITECTURE LTD LICENCE NO. 100022432



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NOTES: Based on proposed layout 28.05.19 RB
The original of this drawing was produced in colour - a monochrome copy should not be used.

- KEY**
- GRADE A TREES
 - GRADE B TREES
 - GRADE C TREES
 - GRADE D TREES
 - ROOF PROTECTION AREA
 - CANOPY OUTLINE - INDIVIDUAL TREE
 - CANOPY OUTLINE - GROUP
 - CANOPY OUTLINE - FUTURE POTENTIAL
 - TREES IMPLICATED FOR REMOVAL
 - INDICATING SHADE AREA

| File | Description | Date |
|----------|-------------|------|
| Planning | | |

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Client: **Mr & Mrs Brown**

Project: **Land adj. to Hemingby House, Huttoft**

Drawing Title: **Arboricultural Implications Plan**

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|---------------|--------------|----------------|------------------|
| Drawn: AMB | Checked: --- | Reviewed: --- | Date: 03/11/2019 |
| File No: 3839 | Scale: --- | Sheet Size: A1 | Revision: --- |

Drawing Number: 3839-1-USA-ND-APP

Directions

From Sutton on Sea head south on the A52 until you enter Huttoft. You will pass the Axe and Cleaver pub on your left hand side and then the village hall on your right hand side. After the turning for Alford Road, the plot can be found on your right hand side just before the primary school car park.

