

## LOT 101

A rare chance to acquire a potential building plot for an individual dwelling (subject to obtaining the necessary consent)



### Plot adjacent to 58 Station Road, Bardney, Lincolnshire LN3 5UD

**THE PLOT:**

Subject to obtaining consent may be suitable for a two/three bedroom detached dwelling. Benefits from road frontage on to Station Road in the popular residential area of Bardney.

**FEATURES:** Providing an opportunity for an individual builder/developer or a self build project. The plot already benefits consent given by Lincolnshire County Council Highways Authority dated 5th March 2007 for the construction of a vehicular access for the frontage of the plot, in order to enable the parting or crossing of additional vehicles in the future.

**TENURE:** Freehold.

**VENDOR'S SOLICITORS:** Wilkin Chapman, Epton Blades, Horncastle, Lincolnshire, tel: 01507 527521, attention of Mr N Plasket

**VIEWING:** By arrangement with the Joint Auctioneers: William H Brown, 35-36 Silver Street, Lincoln, tel: 01522 534771.

Guide Price - **£15,000+**

**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**