



## **Residential Development Plot Mill Close, Carr Lane, Blyton Lincolnshire, DN21 3LR**

**For Sale at £88,500**

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Individual residential development plot in a much sought after location in the popular village of Blyton, Lincolnshire. Self-build potential.

With Full Planning Permission approved for a 3 bedroom dormer dwelling (see over for details).



Enquiries: Telephone 01427 718032 | email [info@ftplan.co.uk](mailto:info@ftplan.co.uk) | See [www.ftplan.co.uk](http://www.ftplan.co.uk)

# Development Plot, Mill Close, Blyton Lincolnshire, DN21 3LR

£88,500 | Enquiries: 01427 718 032 or [info@ftplan.co.uk](mailto:info@ftplan.co.uk)

**Summary:** Fytche-Taylor Planning are pleased to present for sale a rare opportunity to acquire a residential development plot with full planning permission for the construction of a 3-bedroom property in the popular village of Blyton, Lincolnshire. Blyton benefits from a good range of local amenities including primary school and regular bus services via the Scunthorpe - Lincoln City route. The village is located just 5 miles north of the thriving market town of Gainsborough, offering a wealth of services including the multi award-winning Marshalls Yard Retail complex, eateries, supermarkets, leisure centre and direct rail services to Lincoln, Retford (East Coast Mainline) and Sheffield.

**Site Description:** Mill Close is accessed from Carr Lane, positioned at the south-west of the village and within short walking distance of the local services and village primary school.

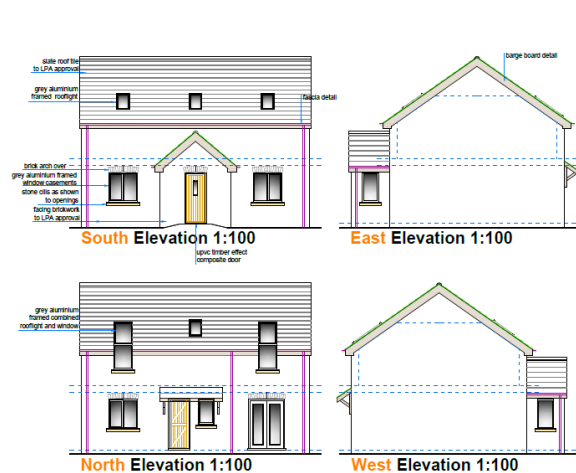
**Viewing:** Strictly by appointment agreed with the vendor Mike Freestone – 07786 393854 or email [mikefreestone@btinternet.com](mailto:mikefreestone@btinternet.com) or via Fytche-Taylor Planning Ltd (details above).

## Key Features:

- **Full Planning Permission for a bespoke design 3-bedroom family home**
- **Self-build or local developer opportunity – full plans available**
- **Much sought after semi-rural setting on the outskirts of a popular village with a good range of amenities including primary school in walking distance**
- **Site to be cleared and prepared to a 'ready to build' condition**

**Services:** We understand all mains services are available locally to serve the site with the foul sewer and mains water understood to be in place. Please note that these services have not been tested and all prospective purchasers are advised to check via the usual conveyancing searches.

**Planning Permission:** The site benefits from full planning permission for the construction of a new 3-bedroom dormer style dwelling, granted by West Lindsey District Council on 29/07/2020 unique reference number 140880. Full plans are available on request and from the Council's website.



Disclaimer: Please note that every care has been taken to ensure that the information contained in these particulars is accurate, however they should be considered for guidance purposes only. Details of the planning permission and approved plans should be fully reviewed by potential buyers. Fytche-Taylor Planning Ltd are a Private Limited Company, registered in England and Wales under Company Number 12027624. The Elms, Torksey Lock, Lincoln, LN1 2EH.