



2 POTENTIAL DEVELOPMENTS SITES
MELANCHOLY WALK
AUSTIN FRIARS LANE
STAMFORD
LINCS

OFFERS IN EXCESS OF £300,000 PER PLOT
DRAFT PARTICULARS

DESCRIPTION: The sale of this land represents a very rare opportunity to purchase potential development land adjacent to open meadows and yet within only a short walk of the town centre of Stamford. The land adjoins the town meadows beside which runs the River Welland and is situated to the west of the town centre off Austin Street. The entire site extends to a little over two acres and is divided into two lots of approximately one acre each.

PARTICULARS: Plot 1 (north) has previously been the subject of two planning applications and appeals which have been refused but it is considered that with a detailed flood risk assessment and sympathetic screen planting and landscaping an acceptable form of development could be devised. Details of the previous planning applications can be viewed at South Kesteven District Council reference nos S0/0811/69 and SK69/1716/88. Appeal nos. APP/E2530/A/06/2012099/WF and APP/E2530/A/89/122009/P4

Plot 2 (south) has a wide frontage to Melancholy Walk with urbanised landscaped gardens opposite and it is considered that a dwelling taking the same shape and scale as the adjoining Freemans Cottages could fit in well in this location.

NOTE: The purchaser of Plot 1 will be required to erect and forever maintain a boundary fence/hedge between points A & B on the plan, the specification of which is to be approved by the Local Authority Planning Department.

SERVICES: Mains water, gas, electricity and drainage are available in Melancholy Walk. Prospective buyers should make their own enquiries as to feasibility of connection.

TENURE: The two lots are freehold with no unusual or onerous restrictions and are offered with vacant possession.

VIEWING: Strictly by prior appointment through Paul Johnson Property Consultants. If you are travelling a long distance, please telephone before departure to ensure the property is still available.

OFFERS: Offers are invited for the freehold interest in each lot. Offers to be submitted no later than 12 noon on Friday 17th June 2011. Offers to be submitted in writing to the Agent's office at 4 Ironmonger Street, Stamford, Lincs, PE9 1PL. The Vendor reserves the right not to accept any offers received. Upon acceptance of an offer a contract will be issued, conditional upon planning permission being granted within 12 months.

DIRECTIONS: From Red Lion Square head west along All Saints Street to St Peter's Hill. Turn left and continue past the bus station onto Austin Street. Take the 2nd left turn into Austin Friars Lane, the land is at the bottom behind Freemans Cottages.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give and neither Paul Johnson Property Consultants, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation hereto. Ref: 3038 21411



