

**GARDEN PLOT  
TINWELL ROAD LANE  
STAMFORD  
LINCS**



**OFFERS INVITED  
DRAFT PARTICULARS**

**DESCRIPTION:** This is a plot of garden ground with a frontage of approximately 134 ft and a depth of 120 ft. It is situated off Roman Bank on a lane which runs to the rear of houses on Tinwell Road and Exeter Gardens. The property comprises a plot of garden ground which is currently overgrown but offers great potential for providing recreational space including play area, vegetable garden, orchard etc with ample space for parking, shed, greenhouse, etc.

**PLANNING:** Informal enquires at the Planning Department of South Kesteven District Council indicate that at present any form of development is unlikely to be permitted which would create an increase in vehicle movement along the presently unadopted road, but this situation may change if the road is brought up to a higher standard.

**SERVICES:** No services are presently connected to the site. We understand that mains water, electricity and drainage may be available in Tinwell Road Lane but interested parties are recommended to make their own enquiries.

**TENURE:** The property is freehold with no unusual or onerous restrictions and is offered with vacant possession. The property will be subject to an 'overage clause' whereby the present Vendors will be entitled to 50% of any future development potential which may be realised in the next 80 years.

**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 the property. Offers to be submitted no later than 12 noon on Tuesday 31<sup>st</sup> May 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, exchange of contracts to be achieved in not more than 4 weeks, completion 2 weeks thereafter.

**DIRECTIONS:** From Red Lion Square head west along All Saints Street, St Peter's Street, Rutland Terrace and Tinwell Road. Turn right onto Roman Bank and then left into Tinwell Road Lane, the plot is on the right hand side opposite the rear of numbers 38-40 Tinwell Road.

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: 2871 21411