

# butters john bee <sup>bjb</sup>

land & new homes



Land at Silver Street, Waddingham, Gainsborough, DN21 4SJ

Guide Price £75,000

**0.22 acre(s)**

Residential Development Site

Full Planning Consent for 1 x 4 Bedroom Detached Dormer Bungalow

For sale under auction terms and conditions - offers are invited.



# Land at Silver Street

Waddingham, Gainsborough, DN21 4SJ

Guide Price £75,000



## Description

Vacant land located in a well-established residential area with full planning consent for 1 x 4 bedroom dormer bungalow.

## Planning & Supporting Information.

The site benefits from full planning consent for the 'the separation of boundary and erection of 1no. dwelling with associated ground works' dated 26/02/2025 (Ref; WL/2024/00126 / 147909). A full info pack is available on request which includes the following:

- Plans & Elevations
- BJB Comparable Evidence
- Decisions Notice
- Supplementary Reports
- Photographs

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

## Accommodation & GDV

The proposed scheme comprises the following:

1 x 4 Bedroom Detached Dormer Bungalow (Approx 130 sq.m / 1,399 sq.ft) Est GDV £450,000

Any sizes / values quoted by BJB are correct to the best of our knowledge, however we would recommend all interested parties carry out their own checks before relying on any information provided.

## Local Council

The site is located in the Council district of West Lindsey <http://www.west-lindsey.gov.uk/>.

## Tenure.

Freehold with vacant possession upon completion.

## VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

## Pre-Auction Offers.

Any pre-Auction offers should be submitted via e-mail to [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com). All offers will be forwarded to the client for consideration, but please be aware that the majority of clients prefer to let the marketing run for a period, prior to giving serious consideration to accepting any pre-Auction offer.

## Common Auction Conditions.

This property is sold subject to our Common Auction Conditions (a copy is available on request).

## Buyers Admin Fee.

A buyers administration fee of £1,800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date.

## Legal Pack.

Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via our website [www.buttersjohnbee.com](http://www.buttersjohnbee.com). Legal packs can also be viewed at the selling office. These documents should be passed to

your legal adviser as they will help you make an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

### **Addendum.**

Check the latest addendum at [buttersjohnbee.com](http://buttersjohnbee.com) for any alterations or changes to the catalogue.

### **Internet, Telephone and Proxy Bidding**

We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at [www.buttersjohnbee.com/auction](http://www.buttersjohnbee.com/auction) or contact the Auction Team on 0800 090 2200 or [auction@bjbmail.com](mailto:auction@bjbmail.com).

### **Legal Costs**

Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.

### **Deposit**

Please note that a deposit of 10% of the purchase price (Min £3,000) will be due on Exchange of Contracts, whether the land / property is sold prior to Auction, in the Auction room or after the Auction.

### **Viewings**

The site can be inspected from the Public Highway – no appointment is necessary.

### **All Enquiries**

Alex Djukic BSc MSc  
Regional Land Manager  
Land & New Homes Team  
[residential-land@bjbmail.com](mailto:residential-land@bjbmail.com)  
01782 211147

### **Looking for Land & Development Opportunities?**

Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: [residential-land@bjbmail.com](mailto:residential-land@bjbmail.com) or call the Land & New Homes team to discuss your requirements.



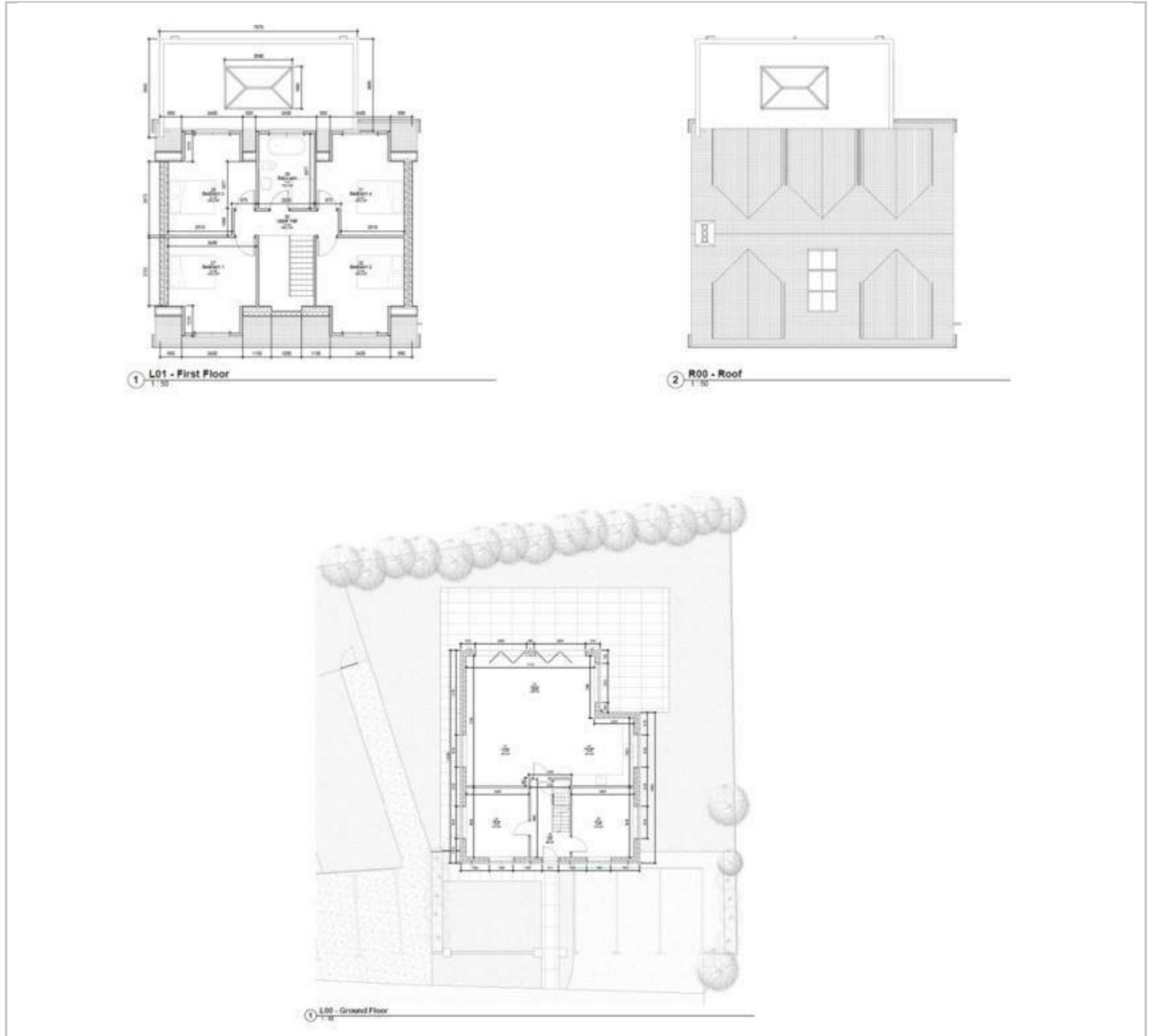
## Road Map



## Hybrid Map



## Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.