



***BUILDING PLOT, VICARAGE LANE,
HELPRINGHAM, NG34 0RP***



New Price £240,000

An opportunity to purchase a building plot with full planning permission (REF:19/0200/FUL) to build both a Three Bedroom and Four Bedroom property with Spacious Accommodation and Open Field Views to the rear. Viewing is STRICTLY BY APPOINTMENT ONLY.

Location:

Helpringham is a popular village with amenities comprising Public House, Garage, Primary School, Post Office and General Stores and is situated close to the larger village of Heckington with amenities to cater for most day to day needs, tourist attractions, Doctor's surgery and railway station with services to surrounding areas.

Directions: *Travelling from Sleaford on the A17, turn right towards the village of Heckington. Once in Heckington proceed to the centre of the village and at the crossroads turn right into Station Road. Continue out of the village and through the neighbouring villages of Great Hale and Little Hale on the B1394 and proceed to the village of Helpringham. Once in the village take the first turning on the right into Vicarage Lane and continue to the end of the lane where the plot is located on the right hand side as indicated by our 'For Sale' board.*

Plot1:

Potential for a spacious Three Bedroom Detached House which will offer accommodation of approximately 1750sqft and comprises Entrance Hall, Kitchen, Utility Room Dining Room, Lounge, Bedroom, Bathroom, Two further Bedrooms to the First Floor and En-suite Wet Room. Outside a driveway can provide off road parking and leads to the Single Garage.

Plot 2:

Potential for a Four Bedroom Detached House which will offer accommodation of approximately 2130sqft and comprises Entrance Hall, Large Living Kitchen, Utility Room, Bedroom with En-suite, Further Bedroom, Bathroom, Master Bedroom with Dressing Area and En-suite and further Bedroom. Outside a drive can provide off road parking and will approach the Single Garage.

NB All plans are kindly provided by Rick Smith Designs.



Plot 1



Plot 1 Rear



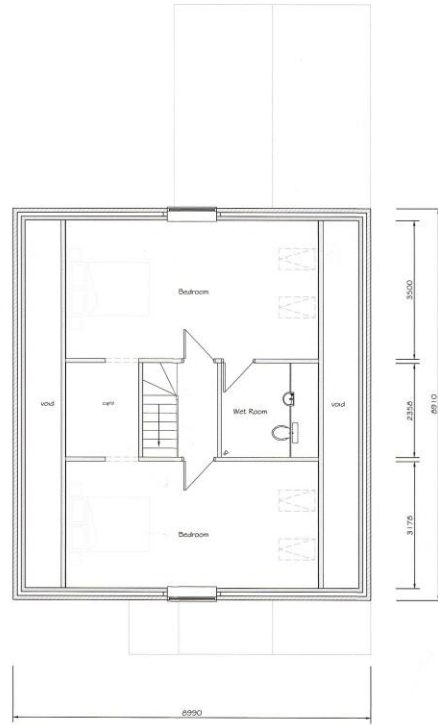
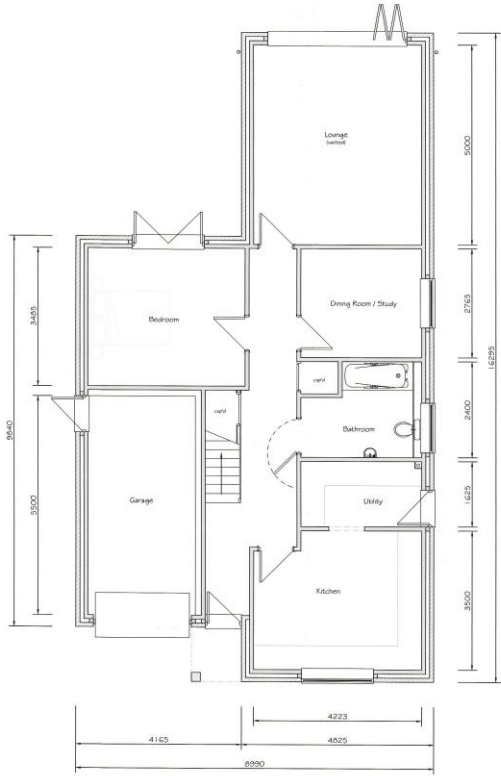
Plot 2



Plot 2 Rear

Plot 1 Floorplan:

Proposed Elevations - (scale 1:100)

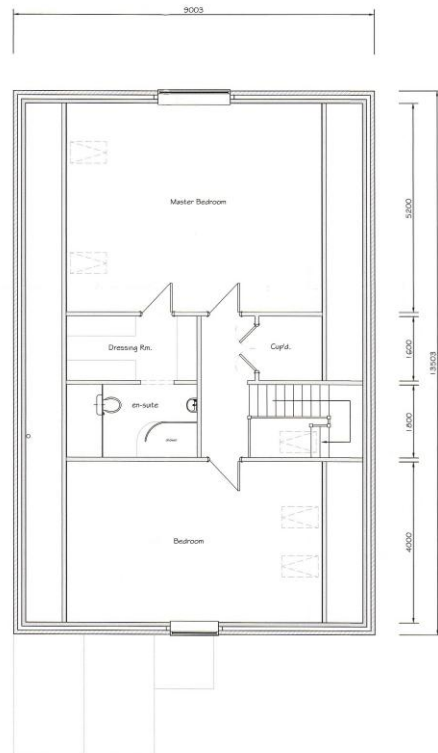
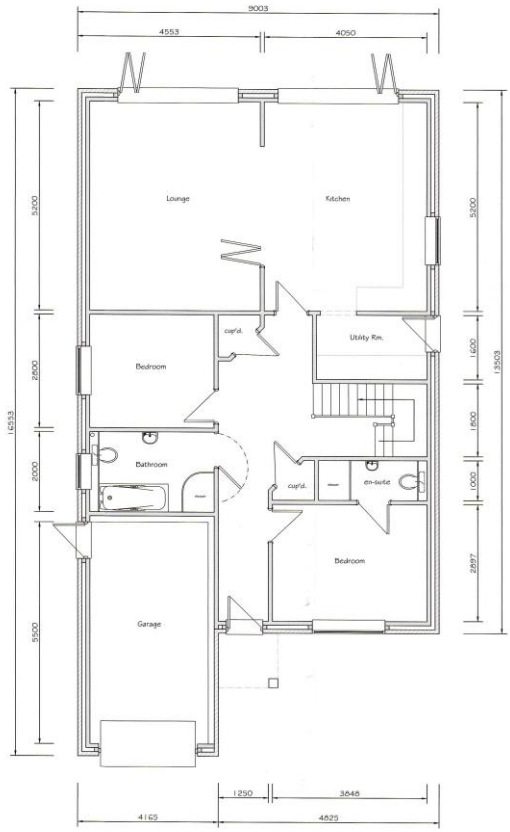


PLOT-1

PLOT-1

Plot 2 Floorplan:

Proposed Elevations - (scale 1:100)



PLOT-2 Proposed Ground Floor Plan (scale 1:50)

PLOT-2 Proposed First Floor Plan (scale 1:50)

Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 08/04/21

Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488
A virtual tour is available to view online at www.markrice.co.uk