

Tylers

Neal Jenkins
Associate Director

Independent Estate Agents

The site plan for 75 Long Lane illustrates the proposed development. The existing house, labeled '75', is situated at the bottom center. To its left is a 'PROPOSED DRIVEWAY & TURNING' area with a car icon. A 'PROPOSED VERTICAL CURB' is shown along the 'LONG LANE' boundary. The central area is designated for a 'PROPOSED HOUSE' and a 'PROPOSED PORCH & TERRACE'. To the right of the house is a 'PROPOSED LAWN TREES RETAINED WHERE POSSIBLE' area. The plan also shows 'PROPOSED LANDSCAPING' along the driveway and 'PROPOSED LANDSCAPING' around the house. A 'CLOSE BOARDED FENCE' is indicated along the right boundary. The plan includes various landscaping elements like trees and shrubs, and a 'PROPOSED DRIVEWAY' leading to the house.



www.tylers.net

The plot is located close to the centre of the village within just a few minutes stroll of the highly regarded primary school and doctors surgery. The village centre itself is within easy walking distance and the recently renovated Willingham Windmill and delightful walks in open countryside are equally convenient.

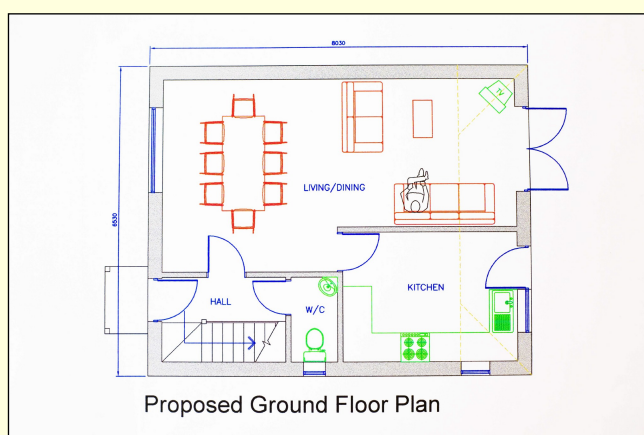
Planning:

Full details of the consent, including conditions, plans, drawings and design and access statement can be found at www.scambs.gov.uk/environment/planning/default.htm

The vendors will be imposing standard conditions concerning the buyers responsibilities including:

- 1) The erection and maintenance of a suitable boundary fence at an appropriate time.
- 2) Demolition of the existing garage and outbuildings.
- 3) Payment of the S.106 contribution is thought to be around £3,500
- 4) The new dwelling is to be constructed to the approved design. Small alterations may be allowed but will need to be approved by the vendor.
- 5) Standard limitations will restrict the site to a single dwelling with appropriate stipulations regarding storage of commercial vehicles, livestock and caravans.

COUNCIL TAX BAND TBA



Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.

