

## 2a Godfrey Avenue, Gosberton, PE11 4HF

**£75,000**

- Attractive residential building plot in a popular village location
- Pending outline planning permission for a detached dwelling (Ref: H08-0254-25)
- Previous full planning permission granted for a three-bedroom detached bungalow with ensuite and dressing room (Ref: H08-0304-21)
- Quiet tucked-away position to the north and rear of 2 & 4 Godfrey Avenue
- Convenient access via Godfrey Avenue with a small section of shared access with No. 2
- Excellent potential for a bespoke self-build project (subject to necessary consents)

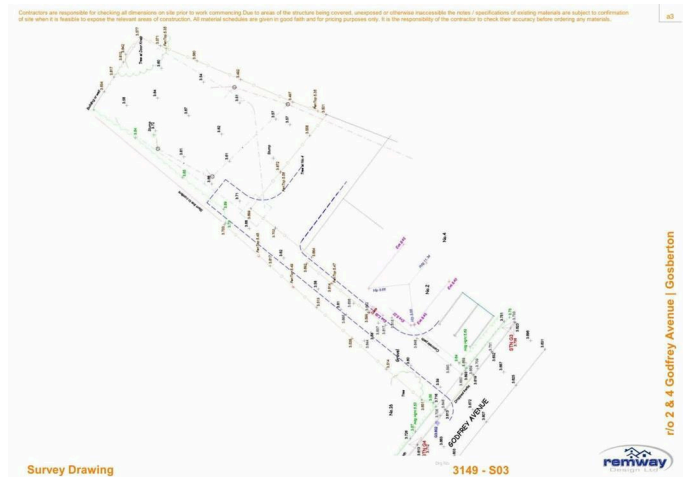
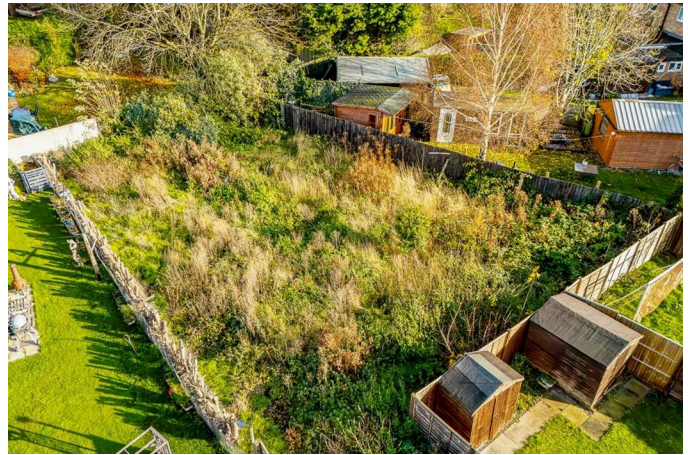
Positioned in a sought-after residential setting, this attractive building plot offers an excellent opportunity for buyers seeking to create a bespoke home within the well-served village of Gosberton. The site currently has outline planning permission granted under reference H08-0254-25, for the construction of a detached dwelling. Tucked away to the north and rear of numbers 2 and 4 Godfrey Avenue, the plot enjoys a quiet setting while remaining conveniently close to village amenities.

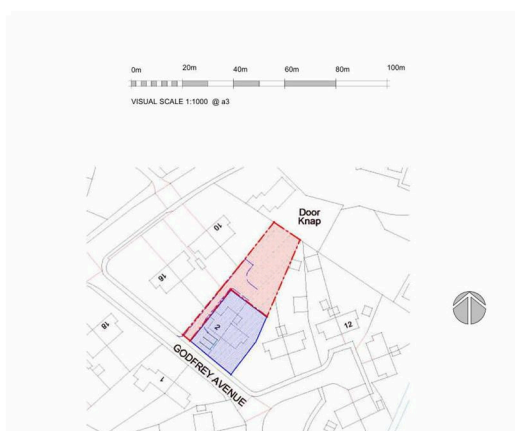
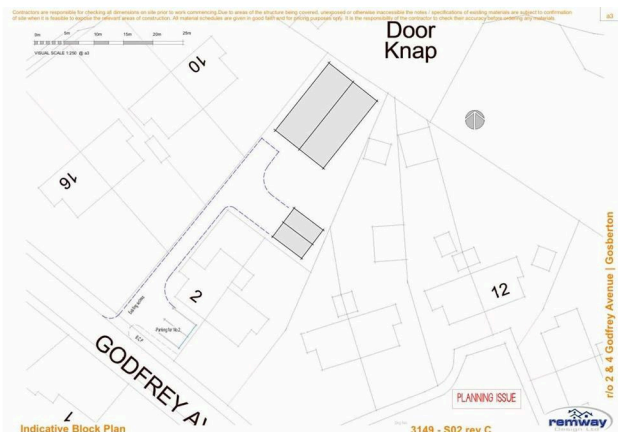
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Gosberton itself provides a welcoming community atmosphere and a range of everyday conveniences. Within easy reach are a local primary school, convenience store, butchers, and pleasant recreational areas, making this an ideal location for families, downsizers, or anyone looking for a peaceful yet accessible place to call home. The village also offers good travel links to nearby towns, enhancing its appeal for commuters.

The plot previously benefitted from full planning permission under reference H08-0304-21 for the erection of a spacious three-bedroom detached bungalow, including an ensuite and dressing room. While this permission has since lapsed, it demonstrates the site's clear potential and may guide buyers in exploring future design possibilities, subject to the relevant planning consents.

Access is taken from Godfrey Avenue, with a small portion of shared access with number 2. The plot is available to view, and prospective purchasers are strongly encouraged to familiarise themselves with the associated planning documents to fully understand the opportunities the site presents. For further information or to arrange a viewing, please contact Ark Property Centre.





### Property Postcode

For location purposes the postcode of this property is: PE11 4HF

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Electricity supply: None

Water supply: None

Sewerage: None

Heating: None

Parking: No parking

Public right of way: Shared driveway entrance

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Coalfield or mining area: No

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

#### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

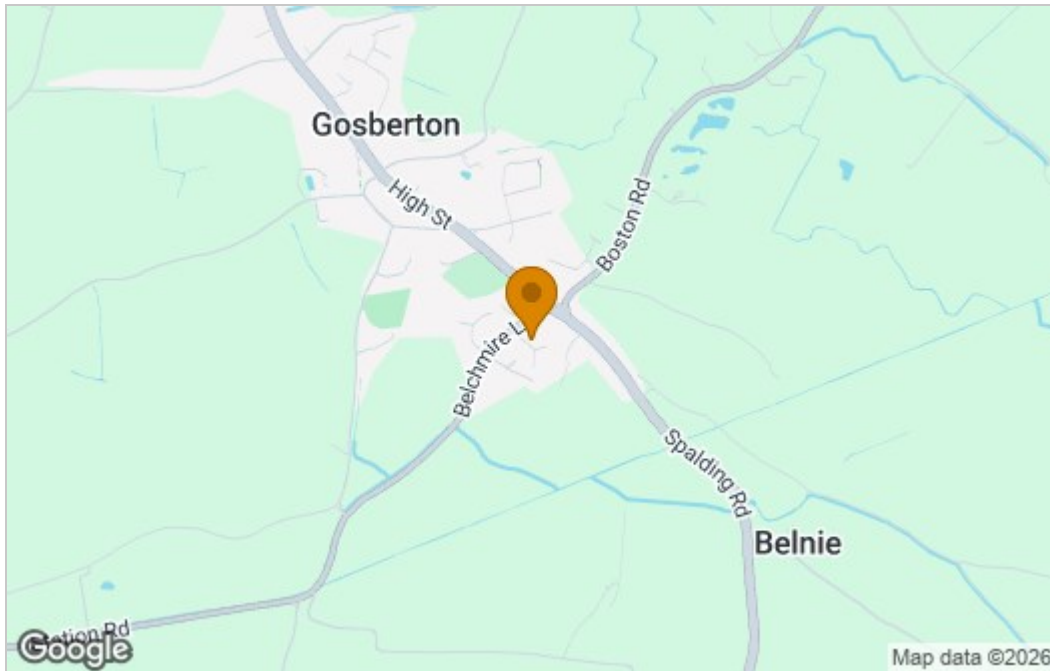
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

#### **Disclaimer**

These particulars, whilst believed to be accurate are set out as 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 authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

## Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

