

Residential Development Land Extending to 17.07 Acres, 6.91 Hectares For Sale Freehold With Vacant Possession

Land at Kenwick Road | Louth | Lincolnshire | LN11 8EN



Historic Planning Approval Granted Ref: N/105/01709/18 For
107 Dwellings

For Sale Freehold with Vacant Possession
£2,250,000 Subject to Contract

poyntons consultancy
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Location...

The picturesque market town of Louth has a population of approximately 20,000 residents and is located in the East Lindsey District of Lincolnshire on the edge of the Lincolnshire Wolds.

The town has a good range of local facilities including a strong retail offering, sporting facilities and well-regarded schools, nature parks, 2 golf courses.

The site is located to the west of Kenwick Road which is one of the main vehicular conduits into the centre of the town being a popular residential area.

The site has access to the west of Kenwick Road and is approximately T shaped.

Description...

The site is bound by hedgerows and dykes to the south and western boundaries. Existing residential properties are located to the north, south and east of the site with fields to the west.

Planning has been approved for 107 2 storey units ranging from 1-5 bedroomed properties to include 21 Affordable Homes. Total accommodation extending to approximately 107,500sqft.

Schedule of Accommodation...

Historic Scheme N/105/01373/14 for 107 dwellings.

Market Housing	86	93,130sqft	8,652sqm
Affordable Housing	21	14,414sqft	1,340sqm
Total	107	107,544sqft	9,992sqm

Tenure...

The land is available Freehold with Vacant Possession and is currently owner occupied. The land is available for purchase on a conditional or unconditional basis.

Planning History...

Outline Planning Permission was granted in 2014 Ref: N/105/01373/14 with Detailed Planning granted in 2016, Ref: N/105/00909/16. Subsequent Approvals of Reserved Matters followed in 2018 and 2020, Refs: N/105/01709/18, N/105/00954/20, N/105/00967/20.

A full planning history can be found at East Lindsey District Council planning portal.

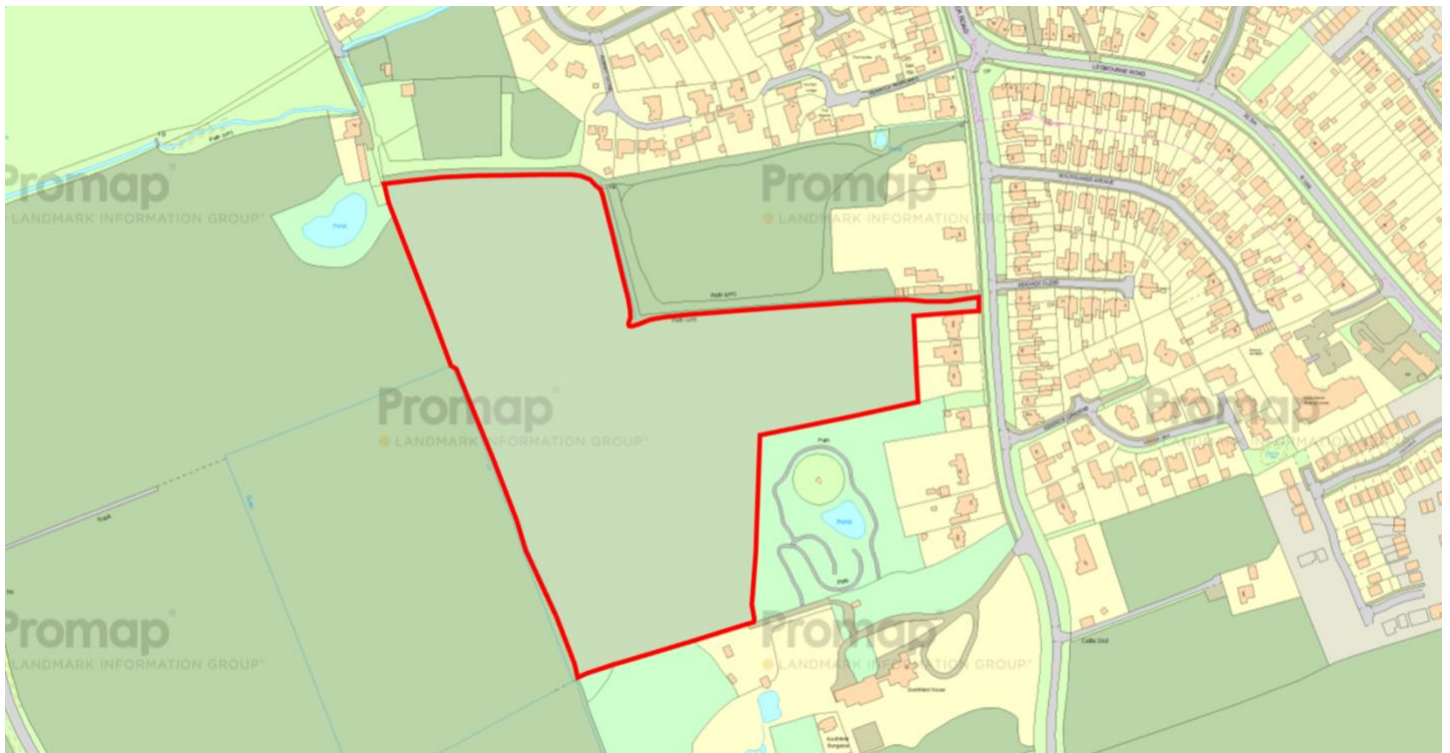
Section 106 details for the scheme can be provided which includes provision of Affordable Housing Units, an Education Contribution and a Health Contribution.

Viewings...

By arrangement through the agent.

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