



Residential Building Plot For Sale

Plot 3 Carlton Road, Manby, Louth, LN11 8UF

Price £150,000

We are delighted to offer for sale this exceptional and substantial Building Plot, three plots in total as outlined in red on the attached plan, with Planning Consent for a Detached Dwelling, within the popular village of Manby near Louth and also convenient for the East Coast. The plot is generously proportioned and has its own access direct from Carlton Road (NOT MANBY HOUSE) and also benefits from a mature tree lined road frontage creating a good degree of privacy. Outline Planning Consent has been granted for the plot to accommodate a substantial Detached House with Double Garage. Further information can be found via the East Lindsey District Council's Website under Planning Application: N/113/01568/19. A further Planning Application has been submitted relating to the individual access arrangements and this is available to view under reference: N/113/01933/20.



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DIRECTIONS

From Louth, proceed along the B1200 Legbourne Road out to the A157 Roundabout and take the first exit, follow the road to the Manby traffic lights/cross-roads and turn right into Carlton Road. The plots are located approximately 500 metres along Carlton Road and adjacent to Manby House.

LOCATION

Carlton Road is located within the popular, rural village of Manby, located five miles from the thriving town of Louth. Facilities in the area include a Primary School, Post Office/Village Store, Restaurant and Churches. Louth offers an excellent range of local amenities including Cafes, Restaurants, Primary and Secondary Education including the well-reputed King Edward VI Grammar School.

DESCRIPTION

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SERVICES

We understand that all main services are available to the site from Carlton Road.

EPC RATING – Not applicable.

TENURE

The development plot is available on a Freehold basis and is thought to be of interest to Local Developers or Self-Builders looking for the opportunity to acquire a unique, substantial high quality home.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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29-30 Silver Street

Lincoln
LN2 1AS

www.mundys.net

commercial@mundys.net
01522 556088

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

