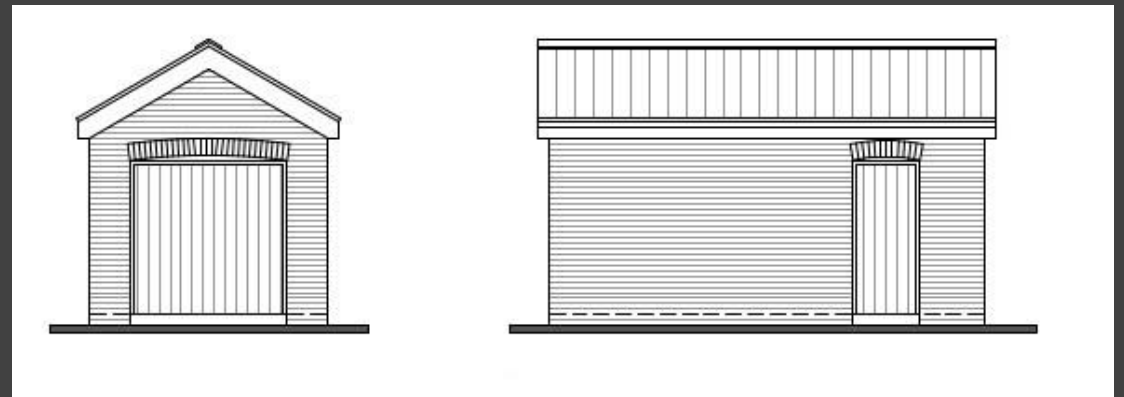
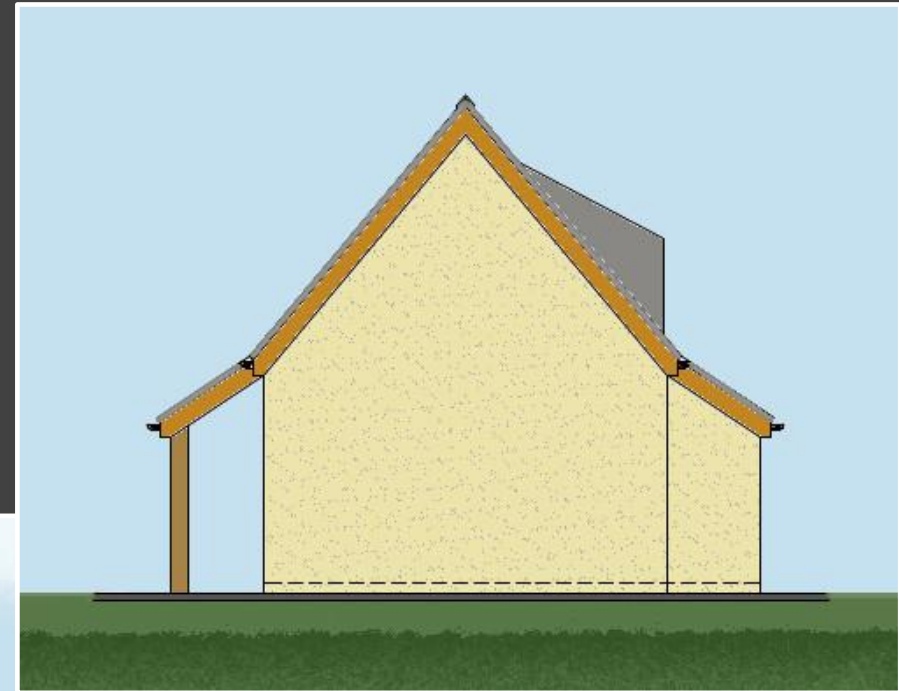


Building Plot  
adjoining  
The Old Post Office  
and Stores  
Scamblesby LN11 9XF

**M A S O N S**  
EST. 1850



An individual building plot, positioned in the centre of this popular Lincolnshire Wolds village and for sale with full planning permission for an attractive cottage-style 2/3-bedroom detached house with well-designed accommodation including a ground-floor shower room, a first-floor bathroom, versatile third ground floor bedroom or study/snug and a 6.33m dining-kitchen. The adjoining former Post Office and Stores is also for sale with a combined planning permission for alterations, extension and a double garage.



### Directions

From St. James' church in Louth travel South along Upgate, carry straight on at the traffic lights and proceed to the roundabout on the town outskirts. Take the second exit and after a short distance turn right. Follow the lane through the village of Tathwell to the eventual T junction on a long bend and bear left along the A153 road.

Follow the road, go down Cawkwell Hill and on arriving in Scamblesby, ignore the first left turn but then take the second left turn. Just after the primary school turn right along South Street and continue until The Old Post Office and Stores are found on the right side with the plot immediately adjacent.

### Location

Most of the Lincolnshire Wolds was designated as an Area of Outstanding Natural Beauty (AONB) in 1973 following considerable local campaigning. This designation means the landscape is some of Britain's finest countryside. It is a living, working landscape, with woodland, grassland and abandoned chalk pits providing important habitats for rare flowers and wildlife.

The Lincolnshire Wolds lie in the north-eastern quarter of the county of Lincolnshire, mid-way between Lincoln and the coast, surrounded by the relatively flat fens, coastal marsh and the Lincoln Clay Vale. The Wolds is the highest land in eastern England between Kent and Yorkshire – there are fine views to the Pennines in the west, and the coast to the east. The AONB comprises an area of 558 km<sup>2</sup> (216 miles<sup>2</sup>), while the wider Lincolnshire Wolds Character/Natural Area incorporates the two neighbouring areas of the 'Spilsby Crescent' to the south and the remaining chalk uplands to the north.

Scamblesby is positioned in the heart of the Wolds, approximately equidistant at 8 miles from the market towns of Louth and Horncastle, whilst Market Rasen is around 18 miles. Lincoln is about 25 miles away. The village has a primary school of excellent repute and a village pub which has been refurbished in recent times incorporating a small local shop. The market towns above provide a diverse range of shopping, leisure and sporting facilities and a choice of school including highly regarded grammar schools and academies.

National Hunt Racing takes place at Market Rasen and the area is generally popular with equestrians, tourists, motor sports and vintage car fanatics drawn to nearby Cadwell Park. The coast is around 18 miles from the village at its nearest point.





### The Proposed Dwelling

The proposed dwelling will be an attractive, modern cottage with a tall, pitched roof structure incorporating a pitched roof dormer and skylight windows, whilst at lower level the verandah-style porch and opposite side wing have a contrasting slightly shallower pitched roof. The drawings also show a proposed single detached garage with pitched roof and a main vehicular front door together with a side pedestrian door. The adjoining Post Office/Store will enjoy a vehicular and pedestrian right of way over the driveway to gain access to its own garage at the rear.

### The Proposed Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Ground Floor

#### Main Front Entrance

From the verandah porch through a front door with double-glazed side panel into the:

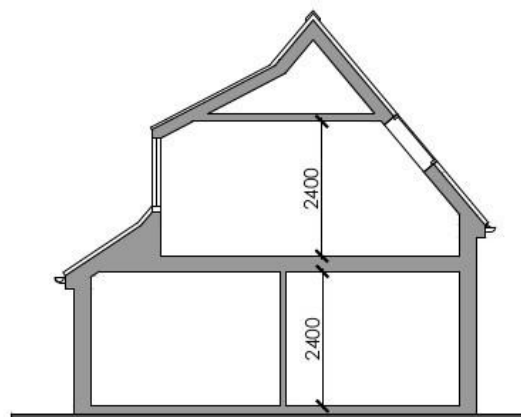
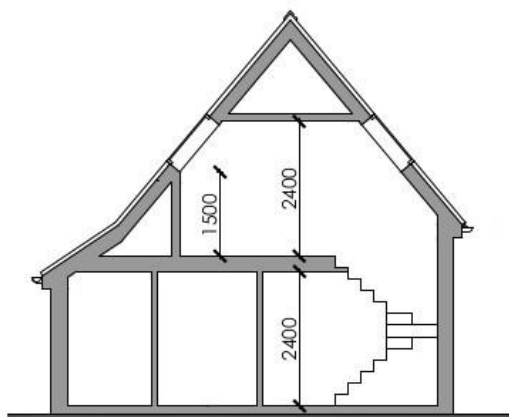
#### Entrance Hall

L-shaped overall with a return staircase leading off to the first floor and ample space to create a good size understairs store cupboard beneath. Skylight window to the upper roof slope over.

#### Lounge

Positioned at the front of the property with a window to the side elevation and a walk-in front bay window which could be fitted with a window seat.

### Sections



**Ground Floor Bedroom/Study**

A versatile room large enough to take a double bed if required and having a window to the side elevation.

**Dining Kitchen**

A good size room with ample space to fit an extensive range of units, possibly forming a peninsula dining bar whilst retaining space for a separate dining table or seating area if preferred and there are French doors opening from this area to outside. Further window to the side elevation.

**Utility Room**

With space to fit base/wall units to one side and or appliances, together with a sink unit. Connecting door from within the utility room to the:

**Shower Room**

A useful ground floor shower room with space for a corner shower cubicle, pedestal wash basin and low-level WC. Window to the side elevation.

**First Floor**

The staircase leads up to a good size **Landing** with a skylight window above and open to an inner landing with doors leading to the main bedroom and bathroom.

**Bedroom 1**

Positioned at the rear with a dormer recess and window. A double bedroom with Welsh ceiling.

**Bedroom 2 (front)**

A further double bedroom with Welsh ceiling and window to the front elevation.

**Bathroom**

With space for a three-piece bath- or shower-suite comprising panelled bath or shower cubicle, pedestal wash basin and low-level WC.

**Garage**

A single garage with main vehicular door at the front and pedestrian door to the side elevation.

**Outside**

The proposed house will have garden areas immediately surrounding and a further garden area to the rear of the garage.

**Planning**

Planning permission was granted following application number N/149/01672/20 by the East Lindsey District Council Planning Department on the 3<sup>rd</sup> of December 2020 for change of use, conversion of, extensions and alterations to the former post office to provide a residential dwelling and the erection of a dwelling, each with detached garages. The planning permission is subject to a number of conditions which can be summarised as follows:

There is a timescale within which the development must take place and the development must be completed in accordance with the approved plans. Approval will be required of the proposed external materials and scheme for surface water disposal, together with foul water strategy.

Prior to first occupation of the dwelling, approval of boundary details will be required, together with

planting of hedges or erection of fencing within a specified timescale.

The dwelling will be constructed to building regulation part G (2)(b) standards limiting water consumption to 110 litres per person per day.

We recommend that the planning decision notice be considered in full, together with all the associated documentation which can be found by visiting the East Lindsey District Council website and searching in the planning portal for the application number above. Alternatively, we will be happy to email pdf copies of the relevant documents on request.

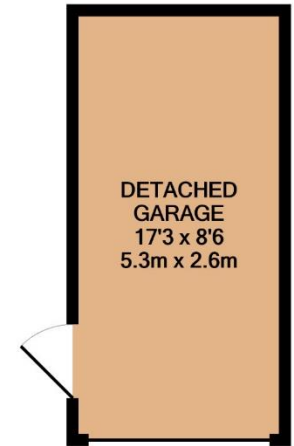
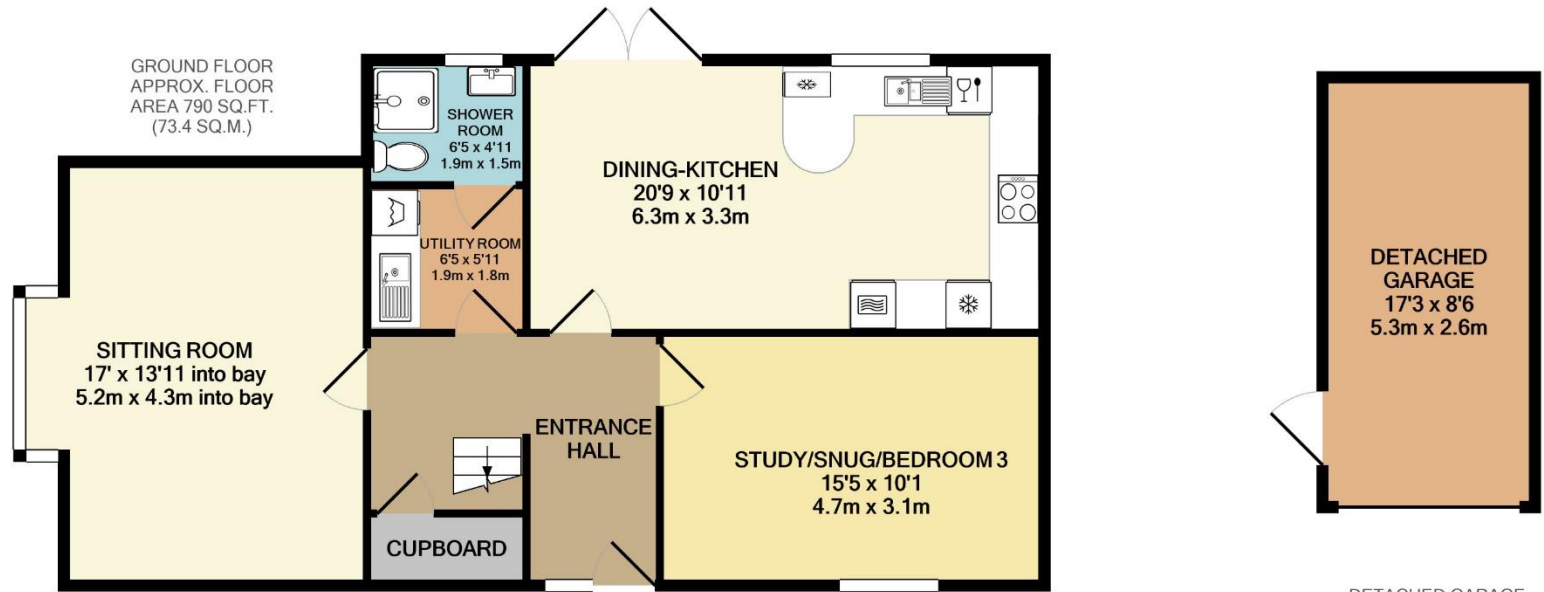
**Viewing**

Strictly by prior appointment through the selling agent.

**General Information**

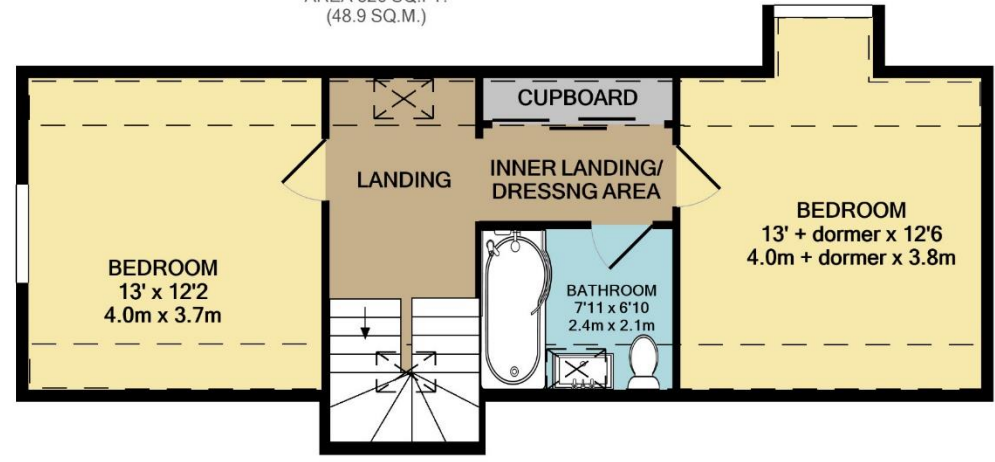
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. NB. The room dimensions have been scaled from the architect's plans and are therefore approximate. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Please note the requirement to provide details of foul water and surface water drainage for approval to the local planning authority and it is anticipated that the new dwelling will be connected to mains electricity and water – applicants should satisfy themselves as to the precise position and accessibility of these services. The property will be rated for Council Tax by the local authority following completion.





DETACHED GARAGE  
APPROX. FLOOR  
AREA 147 SQ.FT.  
(13.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.