

- Plot 1
- Plot 2
- Plot 3 and 4
- Plot 5
- Remainder* (Plot 6-10)



Development Opportunity – Plot Two
Tothby Lane, Alford, LN13 0EP

M A S O N S
 EST. 1850

- **Land with Full planning consent for sale in individual plots**
- **A unique opportunity to acquire executive style, PART SERVICED, building plots**
- Sought after edge of town location
- Freehold with Vacant Possession upon Completion
- Agreed S106 obligations

Description

The vendors offer the opportunity to acquire individual building plots with full planning permission comprising three substantial detached plots and one plot comprising of one set of semi-detached dwellings, on this unique executive development on the edge of the rural market town of Alford.

As shown on the Proposed Site Plan Plot 1 benefits from its own driveway and associated garage whilst Plot 2 - 5 have a shared private driveway gaining access to the individual plots and their associated garages.

The plots are all generous in size with ample garden space and attached garages alongside benefitting from countryside views across the adjacent fields to the rear.

All of the dwellings have been carefully designed to provide ample living space with open plan kitchen diners. Upstairs there are spacious bedrooms, some with dressing rooms and ensuite facilities.

Location

The plots are located on the western edge of Alford town, benefitting from a countryside location within walking distance to the towns amenities. Alford is a market town consisting of pubs, shops, supermarket, garage and an array of other services with good links to the nearby A16 trunk road giving easy access to Louth and Skegness.

Viewings

The land may be viewed on foot only during daylight hours. Access is via Tothby Lane, Alford and prior arrangement is necessary with the agent. The vendor has pegged out the plots so viewing is advisable.

Planning

Full planning permission was granted by ELDC under application number N/003/00166/20 for the erection of 4no. detached houses with integral garage, 1no. pair of semi detached houses with attached single garages and 1no. block of 4no. Flats. Construction of vehicular accesses and vehicular parking areas.

Please note 1no. detached house and 1no. block of 4no. flats (edged brown) will be retained by the current vendor.

Please note Plot 3 and 4 have now been sold and construction will start on site this spring.

Services

All plots will benefit from being part serviced up to connection points. The vendor has installed the access points and laid chalk to these.

Easements, wayleaves and Rights of Way

The site is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way, whether or not specifically mentioned or not in these particulars.

Tenure

Freehold with vacant possession upon completion. The land is currently pasture land and is farmed by the vendors.

VAT

It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition

TITLE

Title documents are available from the agents upon request.



Proposed Plot 2 Frontage Elevation



Proposed Plot 2 Rear Elevation



Plot Two Artists Impression and Elevations



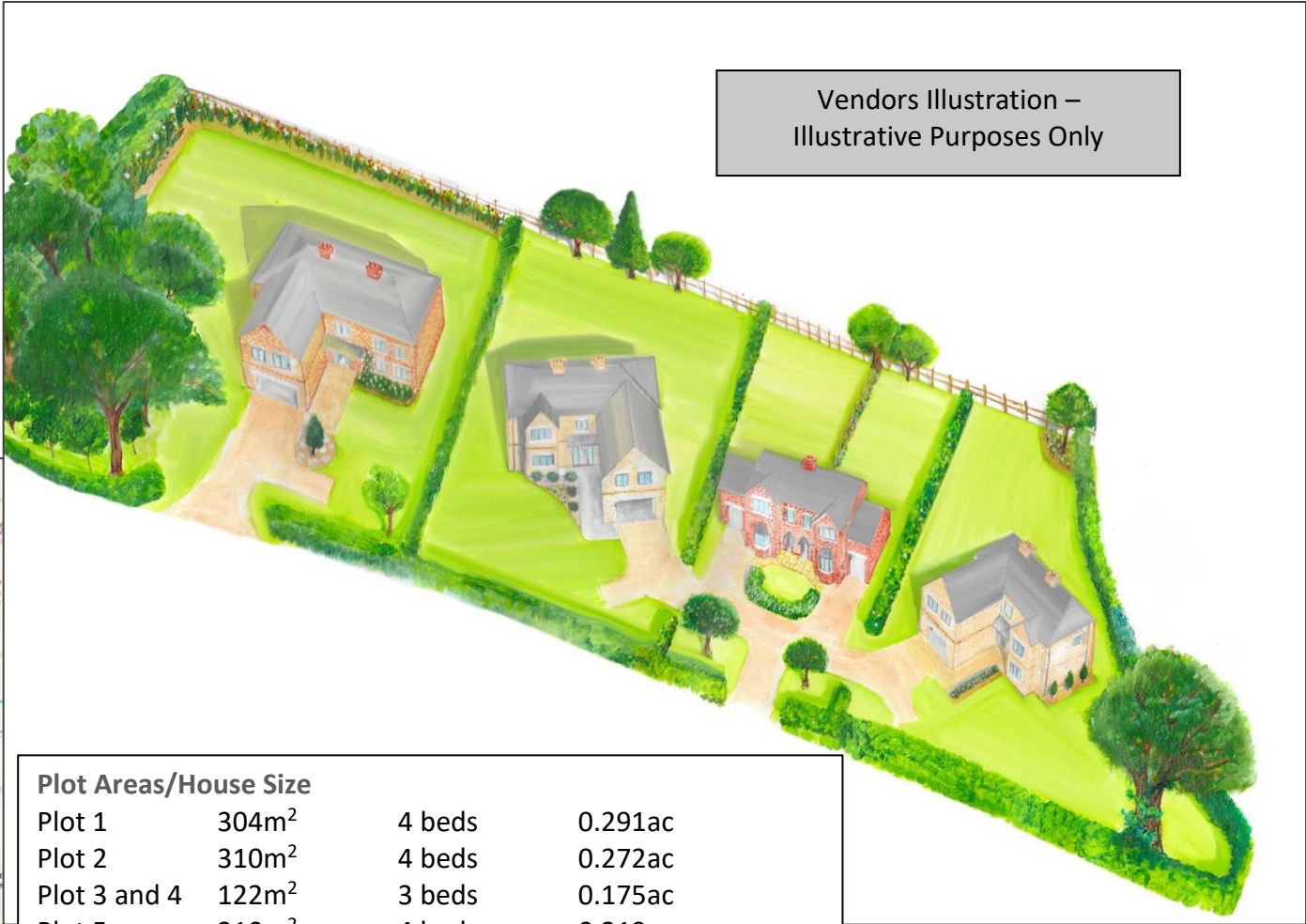
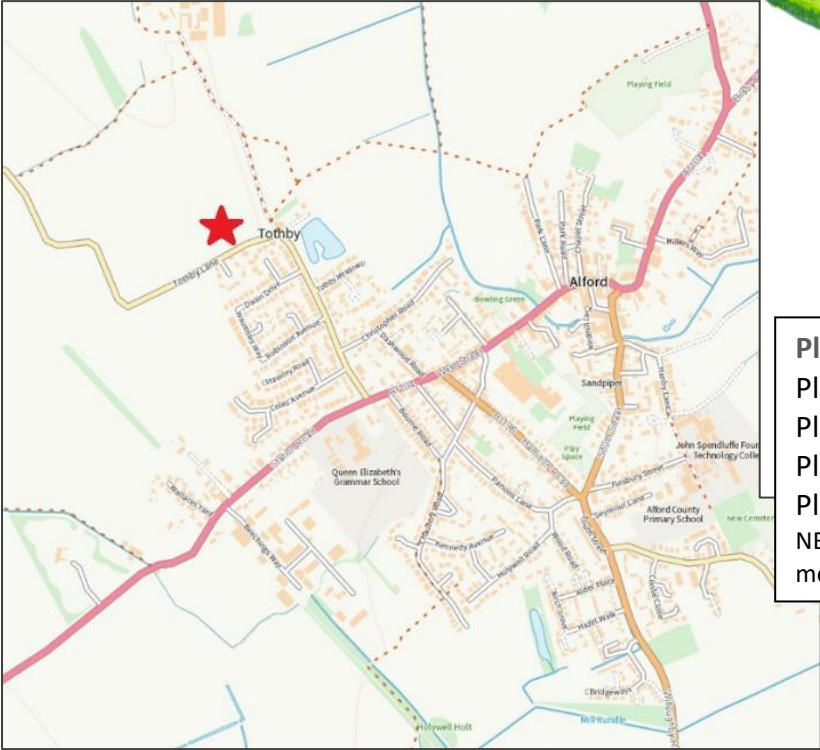
Proposed Plot 2
Ground Floor Plan
(Scale 1:50 @ A1)



Proposed Plot 2
First Floor Plan
(Scale 1:50 @ A1)

Important Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.



Plot Areas/House Size			
Plot 1	304m ²	4 beds	0.291ac
Plot 2	310m ²	4 beds	0.272ac
Plot 3 and 4	122m ²	3 beds	0.175ac
Plot 5	310m ²	4 beds	0.319ac
NB the above are subject to detailed survey and based upon scale measurements.			

A Sales Pack with more details are available on request.