



Plot Boundaries are indicative only.
Contract plans are available upon
request.

Development Opportunity – Plot Five
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 vendor offers the opportunity to acquire the final superb detached plot set to the edge of Alford Town whilst giving the feeling of being in the open countryside. The plot is offered for sale on a unique executive development and all plots benefit from full planning permission (N/003/00166/20) with all other Plots 1-4 now sold and Plot 6 under construction to a private individual.

As shown on the indicative sketches 5 has a shared private driveway gaining access to the individual plot. The maintenance of the shared area to be split on a 25% basis upon completion of the sale.

The plot is generous in size with ample garden space and an attached garage benefitting from countryside views across the adjacent fields to the rear.

Plot 5 stands in 0.28 acres and comprises of plans for a four bedroomed detached dwelling of 310square metres. Ample living space has been provided with an open plan kitchen diner alongside three reception rooms. Upstairs there are two double bedroom some with dressing rooms and ensuite facilities and a further two double bedrooms.

Location

The plot is 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 plot 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 Plots 1-4 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.

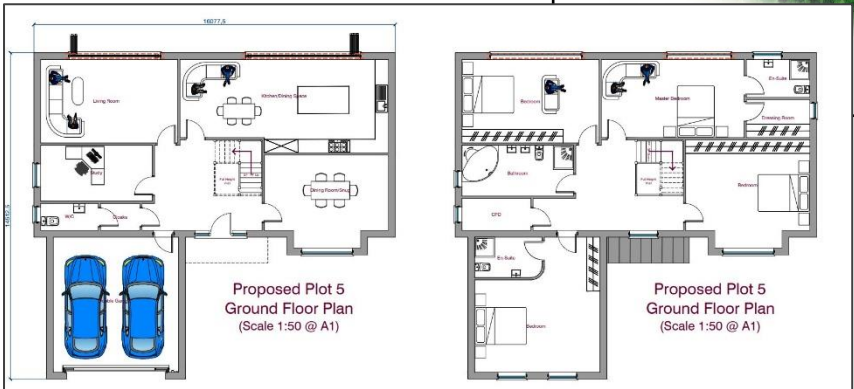
Plot Five
Artists Impression and Elevations



Proposed Plot 5 Frontage Elevation



Proposed Plot 5 Rear Elevation

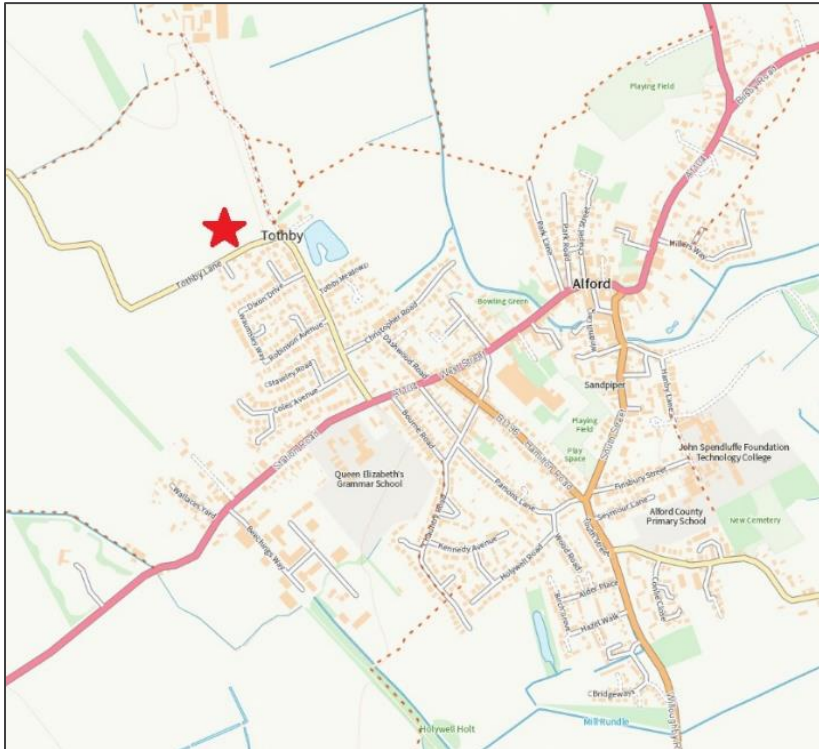


Proposed Plot 5
Ground Floor Plan
(Scale 1:50 @ A1)

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Ground 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 Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.



Illustrative Purposes Only

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	0.289ac

NB the above are subject to detailed survey and based upon scale measurements.

A Sales Pack with more details are available on request.

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.