



Plot 5 Tothby Lane

Alford

M A S O N S

— Celebrating 175 Years —

Plot 5 Tothby Lane

Alford
LN13 0EP



Plot with full planning consent for sale as an individual plot

Sought after edge of town location

Freehold with vacant possession upon completion

No BNG requirements

Unique opportunity to acquire executive style

PART serviced building plot

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 under construction to private individuals.

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 bedrooomed 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 bedrooms with dressing rooms and ensuite facilities and a further two double bedrooms.

As shown on the indicative sketches Plot 5 has a shared private driveway gaining access to the individual plot. The maintenance of the shared area is to be split on a 25% basis with Plots 2-4 upon completion of the sale.

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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 is nearly complete.

Services

All plots will benefit from being part serviced up to connection points. The access points have been installed by the current vendor.



Proposed Plot 5 Frontage Elevation



Proposed Plot 5 Rear Elevation



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 in these particulars.

Tenure

Freehold with vacant possession upon completion.

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

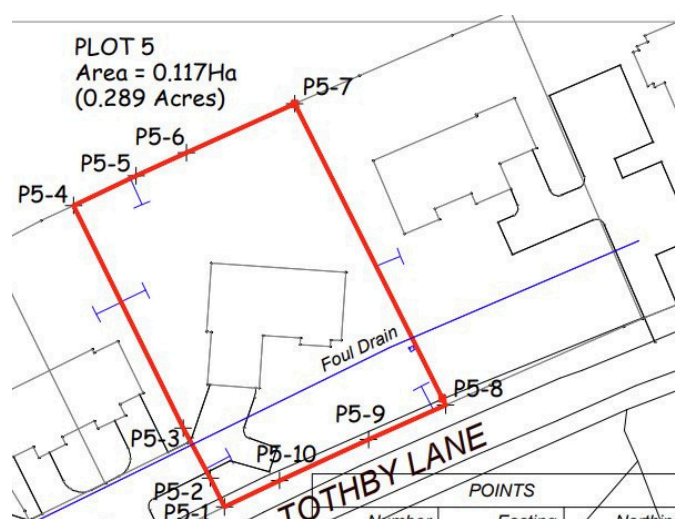
Title documents are available from the agents upon request.

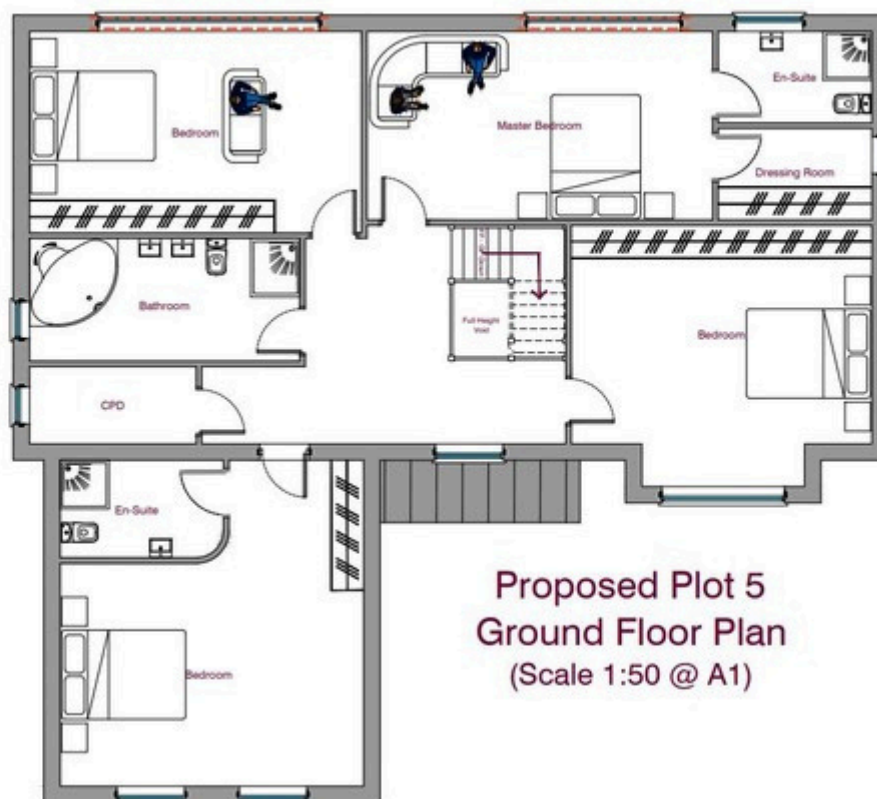
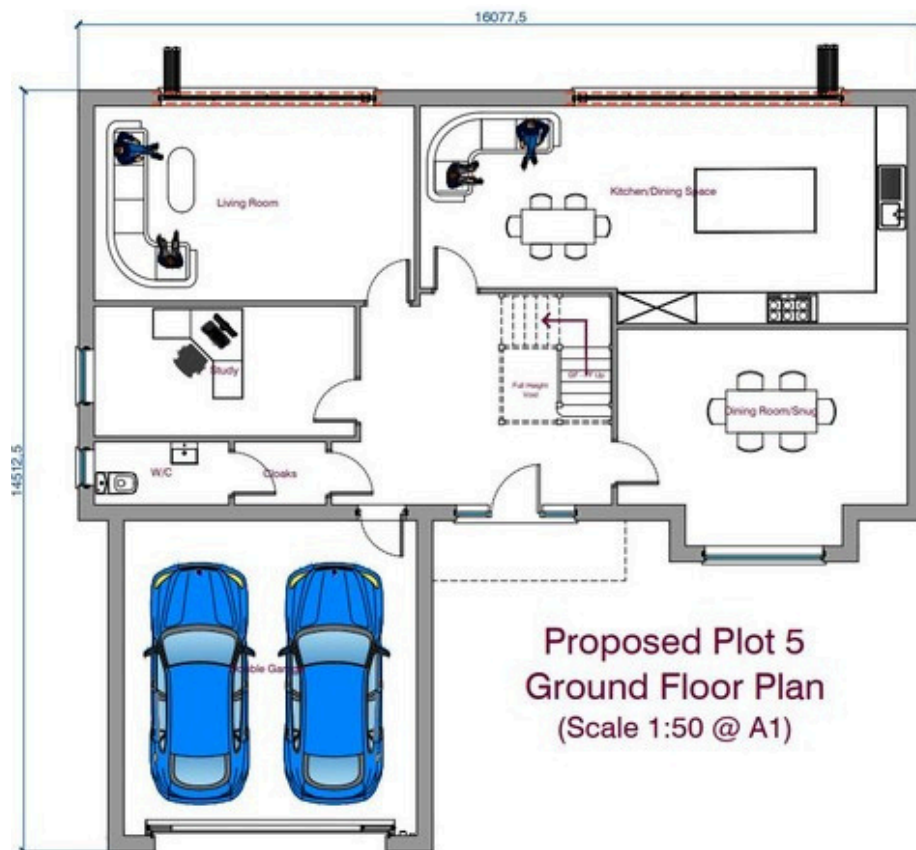
Location

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.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Alford

Known for its heritage buildings,
vibrant community

Alford is a picturesque market town in Lincolnshire, located at the foot of the Lincolnshire Wolds and close to the east coast. Known for its historic charm and strong community spirit, it features landmarks such as the five-sailed Alford Windmill, the thatched Alford Manor House, and the medieval St Wilfrid's Church. The town hosts regular markets, craft fairs, and cultural events, and offers easy access to scenic countryside walks and nearby beaches.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Viewing

Strictly by prior appointment through the selling agent..

Council Tax

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

Method of Sale

The land is for sale by Private Treaty.

Location

What3words: ///operating.removal.scowls

Directions

To get to LN13 OEP from Louth take the A16 south-west and at the Ulceby Cross roundabout, take the first exit onto the A1104 towards Alford. Continue into Alford and after passing the Grammar School turn left into Tothby Lane, and LN13 OEP will be on your right-hand side.

Agent's Note

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

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 individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

Sales particulars prepared July 2025.

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Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

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