



Building Plot 2, Paddocks Close  
Grainthorpe LN11 7HS

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

A rare chance to acquire one of two superb building plots each approaching half an acre in area and positioned on the rural fringe of Grainthorpe village, with detailed planning permission for an impressive detached executive home as illustrated in the projected CGI images. The plot is presently part of a mature grass paddock backing onto open farmland and will be approached over a long shared private driveway from the lane.





## Introduction

This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Maps, plans and elevations are based on the approved Architect's drawings and together with aerial image demarcation are for identification purposes only and not to scale – they should be verified at the sale stage against the sale contract plan.

## Directions

Entering Grainthorpe along the A1031 road from the north (Wragholme Road), proceed to the first sharp right bend and bear straight ahead here along High Street – a small lane into the village centre. Continue until the Tudor style house "The Paddocks" is found on the left side. Viewing is strictly by appointment and on foot only over the right side of the Paddocks driveway and then between the outbuildings at the rear. The plots are then on the left.

## Planning

Full planning permission was granted by the East Lindsey District Council Planning Department on the 8<sup>th</sup> February 2022 for the erection of 2 houses with detached garages/stores, to include alterations to the existing vehicular access. All the documents relating to the planning application can be viewed online by accessing the council planning portal and searching for application number N/062/02568/21 or by copying and pasting the following link into a web browser

<https://publicaccess.e-lindsey.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

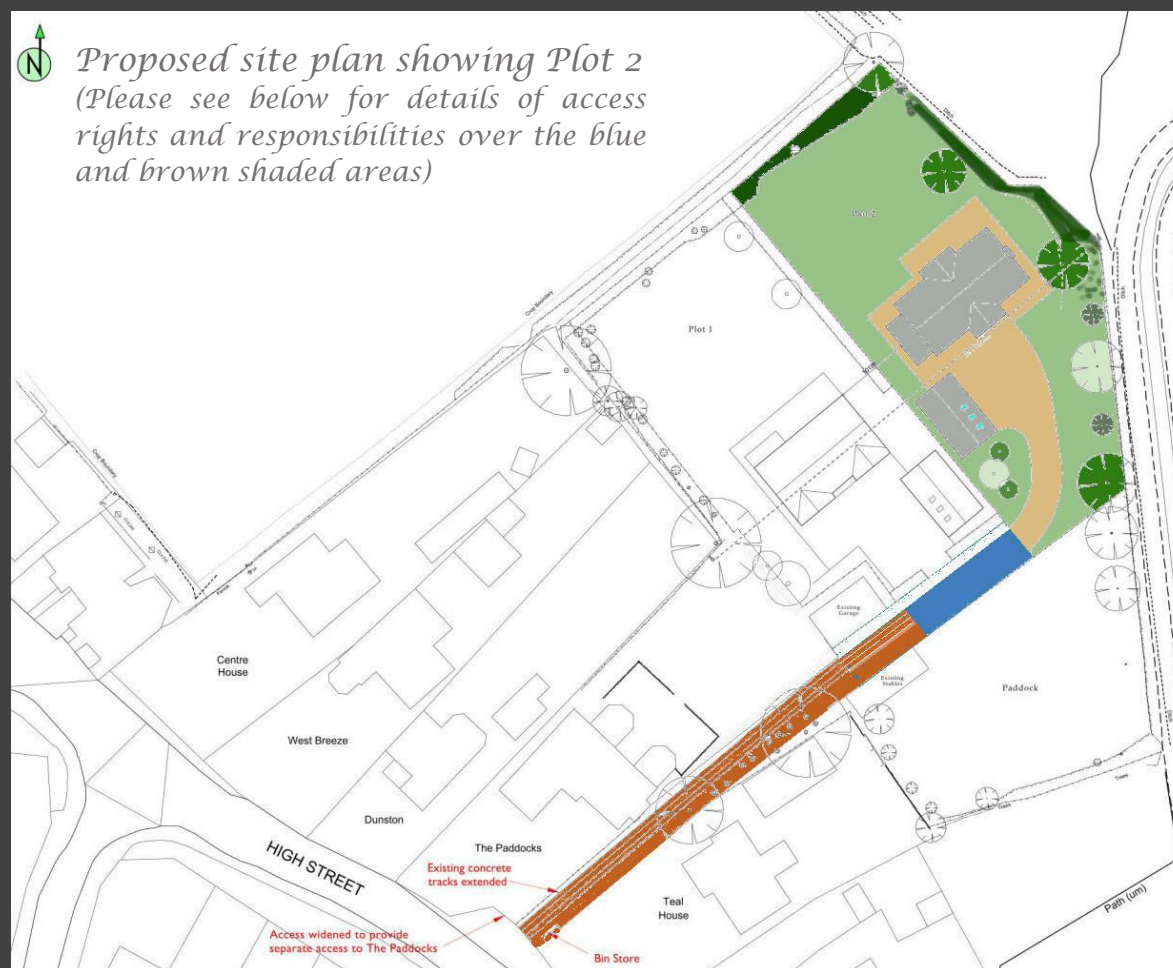
Alternatively, please request the details by email from the selling agent.

The planning decision notice includes conditions which can be summarized as follows:

- Timescale for commencement of the development
- Compliance with the approved plans listed in the decision notice
- Approval of proposed external materials
- Surface and foul water drainage
- Landscaping and tree-planting. riveway specification from High Street and bin storage provision

Construction to Building Regulation Part G (2)(b) standards limiting water consumption to 110 litres per person per day.  
The decision notice with full conditions can be emailed on request

The seller has obtained a certificate confirming commencement of development.



**Building Plot 2 - Description**

The plot is positioned to the rear of a substantial detached Tudor style house called The Paddocks and has, to date, been part of the well-tended grass paddocks of this property, enclosed by a variety of trees, hedges and fencing, with a number of ornamental shrubs and bushes. To the north-east, the current paddock borders open countryside stretching away towards the coast in the distance.

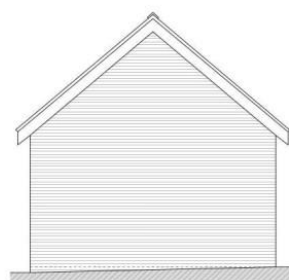
There is also a substantial fountain located within the area which will be occupied by plot 1 and this will be disconnected from the water supply of The Paddocks but left on site for the purchaser of Plot 1 to reposition or remove as they prefer.

Plot 2 has an approximate area of 0.48-acre (subject to survey). Part of the rear boundary of plot 2 is formed by the Swine Dyke drain and Plot 2 includes a country footpath on the far side of the fencing and hedges. The planning conditions state that the private drainage systems for the two new houses will be required to discharge into this drain, and appropriate easements will be included in the sale contract where necessary to reach this drain. Easements will also be included for any services crossing the plots to retained land/buildings and for each of the new plots where their services cross the neighbouring plot or land owned by The Paddocks.

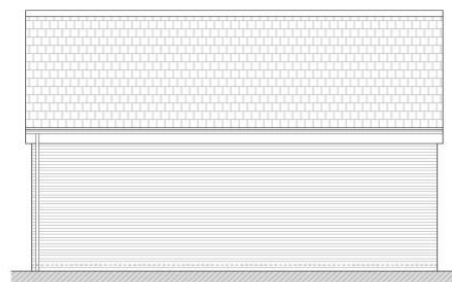
The vendor will concrete-pave the strip driveway specified in the planning permission over the area coloured brown on the site plan shown on the preceding page and the two plots will have a right of way over this driveway with or without vehicles to the area coloured blue. The blue area is part of Plot 1 and both Plot 2 and The Paddocks will have a right of way across this area, with or without vehicles.



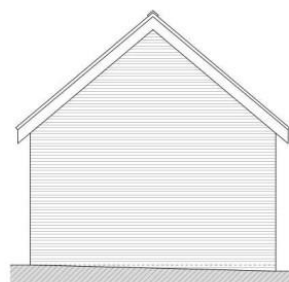
Front / North East Elevation



Side / South East Elevation



Rear / South West Elevation



Side / North West Elevation

*Above*

*Rear elevations  
illustrated, plot  
2 on the left and  
plot 1 on the  
right*

*Left*

*Elevations of the  
garage block*

### **Wayleaves, Easements, Covenants, Services and Rights of Way**

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 vendor has widened the entrance and installed service ducting along the driveway from the edge of the highway to the area-coloured blue with mains water electricity and BT cable for each plot connected.

The shared driveways will be subject to shared liability for maintenance according to user. The plot purchasers and their successors in title will be responsible for any damage caused to the driveway, fencing or ducted services caused by construction or other traffic to or from their plot and required to make good any such damage.

**NB.** It will be a condition of sale that the new dwellings will be constructed within a specified time period to the approved design and any alterations to such design or construction of additional buildings within the grounds will be subject to the approval of the vendors or their successors in title, such approval not to be unreasonably withheld.

### **Tenure**

The Plot is offered for sale freehold with vacant possession on 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 a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

**Viewing:** By appointment through the agent.

### **The Proposed Dwelling (Plot 2)**

**(NB** Approximate room sizes are shown on the floorplans below which are indicative of the room layout and not to specific scale, based upon the architect's approved drawings)

A glance at the CGI images will immediately indicate that this is an impressive, executive-style detached country home which features central two-storey gables projecting on the front and rear elevations, the former being double glazed to full roof height above the entrance porch and the latter including a double-glazed Juliet balcony over bi-folding French doors from the living/dining-kitchen. The house will have large windows from low level, allowing light to flood into the rooms and taking advantage of the outlook across the rural surroundings.

The accommodation will provide the following:

#### **Ground Floor**

Wide, recessed entrance porch at the front with central double-glazed doors and double-glazed side panels into the:

#### **Entrance Hall**

An impressive, spacious reception area which is open to full two-storey vaulted ceiling and naturally lit by the double-glazed front gable. A central feature staircase with balustrade or screen to each side leads up to a mezzanine quarter landing before branching on either side to the first-floor landings. To the rear of the hall there are doors into a cloaks cupboard and:

#### **Cloakroom/WC**

With space to fit a modern vanity wash basin and low-level WC with concealed cistern.

From the entrance hall there are double doors on each side opening into the lounge and the:

#### **Living/Dining Kitchen**

An exceptionally spacious room with potential for various layouts but having good wall space for an extensive range of built-in base and wall units, an island unit and appliances as required. There is a window to the front elevation and rear bi-folding French doors opening onto the main garden. Two doors at the side open onto the:

#### **Pantry**

With space for built-in shelving/units, and:

#### **Utility Room**

With space for base units, appliances and sink unit, together with a side window and door to outside.

#### **Lounge**

A superbly proportioned room with window to the front elevation, two windows to the side elevation and bi-folding French doors onto the rear garden. The room has been designed to have an external chimney breast for a semi-recessed feature fireplace and open grate or log-burning stove as required.

#### **First Floor**

#### **The Landing**

on the right side of the staircase has a doorway giving access to the master bedroom suite.

### Master Bedroom

A particularly large double bedroom positioned at the front of the house with window to the front and side elevations. There are two doors to the rear of the room opening into a large en suite dressing room with space for built-in furniture and a good size en suite bathroom which will accommodate a suite of panelled bath, twin wash basins, shower unit, low-level WC and bidet as required.

### The Second Landing

to the left of the staircase, gives access to the three further bedrooms and family bathroom.

### Guest Bedroom 2 (rear)

A spacious L-shaped bedroom with Juliet balcony for the sliding central double-glazed patio door and matching side panels on the rear elevation which will provide fine views over the main garden and make this another light and airy room. An angled doorway gives access to the:

### En Suite Shower Room

With space for a good size shower cubicle, vanity wash basin and low-level WC.

### Bedroom 3 and 4

Two further spacious double bedrooms positioned at the front and rear of the house with a front window for bedroom 4 and a rear window for bedroom 3. Each is designed with space for built-in furniture if required.

### Family Bathroom

A good size and having ample space to fit a panelled or double-ended bath, a shower cubicle, vanity wash basin and low-level WC. Window to the side elevation.

### Detached Garage Block

#### Ground Floor

A spacious double garage designed to have two front doors of type to be chosen by the purchaser.

#### Side Lobby/Hall

With a pedestrian door on the front elevation and a staircase leading up to the first-floor accommodation. A door at the rear opens into a useful **Store**.

#### First Floor

Landing with door off to an under-eaves store cupboard at the rear and a further door to the:

#### Cloakroom/WC

To have a low-level WC and bracket wash hand basin.

#### Games Room/Home Office

Also accessed from the first-floor landing, this useful room has three skylight windows to the front elevation and a part-sloping ceiling.

### Outside

The spacious plots provide potential to create attractive landscape gardens of excellent size which will be mainly at the rear of the house, whilst to the front there is the scope to create a large forecourt for parking and turning whilst also giving access to the garage block. It is anticipated that the purchaser will wish to pave the area immediately around the house and create patio areas which will take advantage in particular of the afternoon and evening sun. The orientation of the plots also lends itself to the positioning of a summer house in the rear corner of the garden for the sun during earlier times of day.

### Location

Grainthorpe is a popular country village in the coastal area of Lincolnshire. There is a primary school, tea-room, parish church and village hall together with playing field, cricket ground and tennis court. The market town of Louth is approximately 9 miles to the south-west and has excellent shopping, schooling and recreational facilities to suit all requirements. The larger town of Grimsby is the nearest 'business hub' and is located just 13 miles to the north.



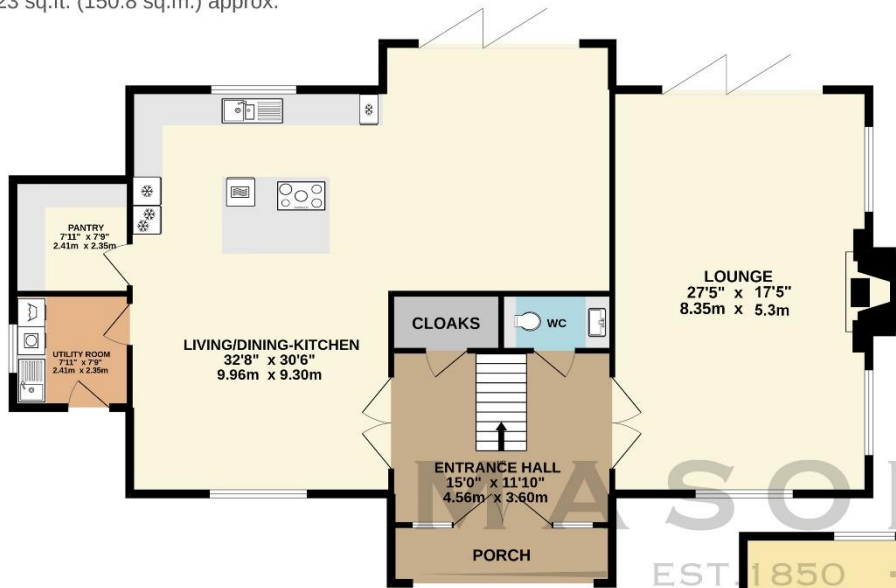




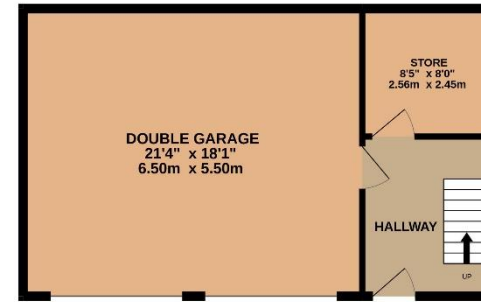




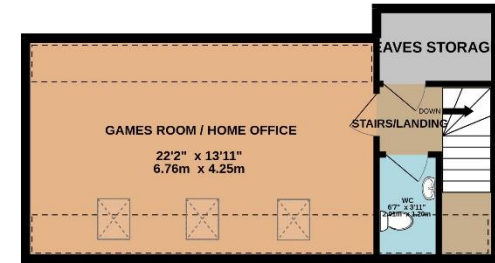
GROUND FLOOR  
1623 sq.ft. (150.8 sq.m.) approx.



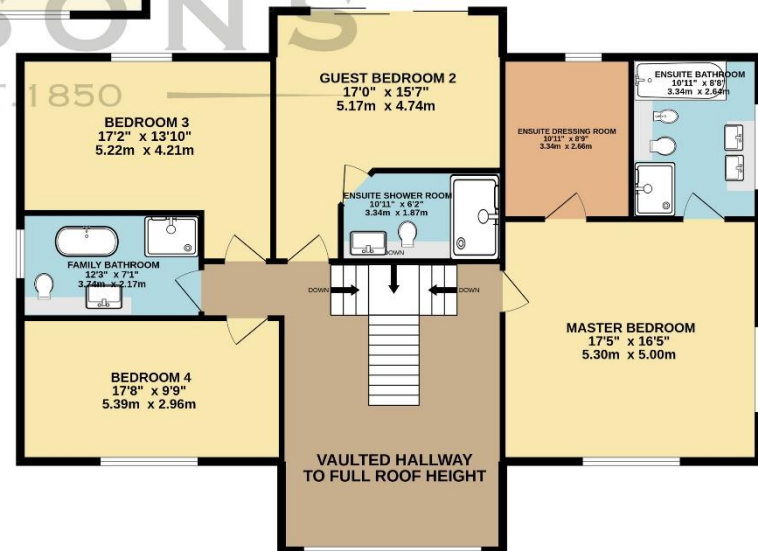
GARAGE BLOCK GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



GARAGE BLOCK 1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
1510 sq.ft. (140.3 sq.m.) approx.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

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- (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;
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