



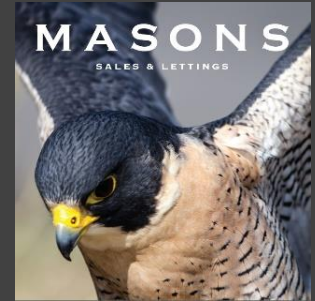
Building Plot, St. Mary's Lane
Louth LN11 0DT

M A S O N S
EST. 1850

Building Plot adjoining 52, St. Mary's Lane, Louth, Lincolnshire LN11 0DT

01507 350500

Enjoying a quiet location and a mature tree-lined setting in this very sought-after residential area of Louth, a building plot with outline planning permission for the construction of an individual detached dwelling. Formerly an area of garden belonging to number 52 St. Mary's Lane adjacent, this large, detached family home is also for sale through the selling agent and the plot and house can be purchased separately or as a whole.



Block Plan from Architect's Design and Access Statement

Directions

From St. James' church in the centre of Louth proceed north along Bridge Street and after crossing the River Lud take the first left turn along St. Mary's Lane. Continue almost to the end of the road and look for the small lane on the right-hand side giving access to a number of properties on the hillside. Turn along this lane, go up the hill and continue for a short distance where the lane veers right. The plot is then on the left side and presently forms a remote garden area to the southeast corner of 52 St Mary's lane. A viewing appointment is required to access the plot from the garden of No. 52.

The Plot

Positioned in a quiet residential area away from the busy thoroughfares into and out of the town, the plot slopes gently upwards from south to north and has a number of trees and shrubs on site. A copy Arboricultural Report can be viewed online by visiting the East Lindsey District Council website and searching for applications using the application number detailed below. The documents associated with the application are listed on a drop-down tag and can be viewed or downloaded. The detail of the planning decision is provided below but this can also be accessed from the same web page in addition to the full design and access statement.

The plot affords the potential to design and build an individual home in this prime residential area of Louth. The plot has the following approximate dimensions:

Approximately 32.8m deep x 15m wide with a wider area some 23.8m at the very rear.

Planning

Outline planning permission was granted by the East Lindsey District Council in respect of application N/105/00547/20 on the 12th June 2020 for the erection of one dwelling.

The following conditions apply:

Details of the access, appearance, landscaping, layout, and scale (hereinafter called “the reserved matters”) shall be submitted to the Local Planning Authority before the expiration of four years from the date of this permission. No development shall commence unless approval of the reserved matters has been obtained from the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.





The development hereby permitted must be begun no later than the expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall be completed in accordance with the following approved plans; Drawing No. 1204/0001 Received by the LPA on 23/03/2020. Drawing No. 1204/0002 Received by the LPA on 23/03/2020. Drawing No. TCP-050320-01 Received by the LPA on 23/03/2020.

Reason: For the avoidance of doubt and the interests of proper planning.

Any application for the approval of layout shall include an Arboricultural Impact Assessment and Method Statement to BS 5837: 2012. That application shall also be accompanied by a protected species survey, carried out by a suitably qualified ecologist, including appropriate mitigation measures where necessary. (**NB** Report already completed and available by email on request).

Reason: To protect trees and any protected species that are important to local biodiversity. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan.

The development hereby permitted shall comprise no more than one dwelling.

Reason: For the avoidance of doubt and the interests of proper planning.

The development hereby permitted shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

The following positive and proactive statement is included in the decision notice:

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

Viewing

Strictly by prior appointment please through the selling agent

Services

Applicants should satisfy themselves as to the position and accessibility of the services required to develop the plot.

Easements, Wayleaves and Rights of Way:

The site is sold subject to, and with the benefit of, any 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).

Important Information:

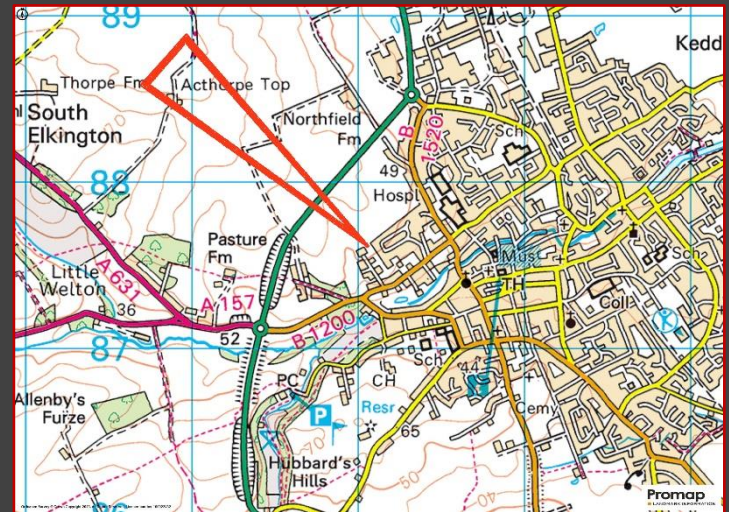
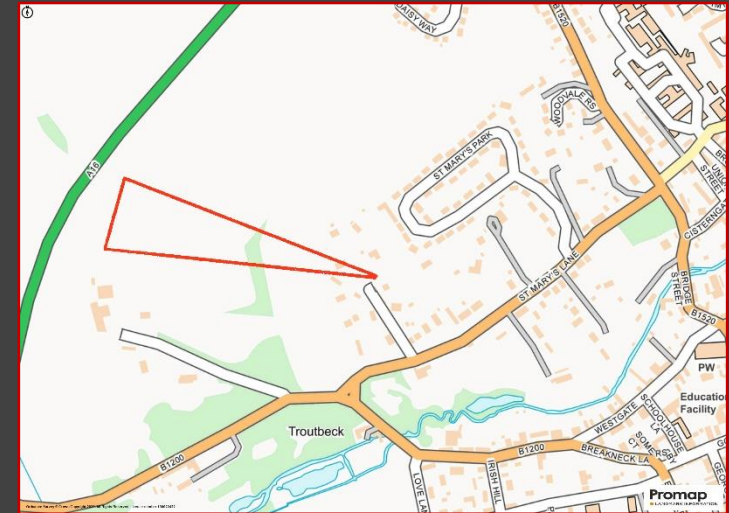
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Any Plans/maps are not to specific scale, are based on information supplied and submitted planning documents all subject to verification on sale. The red-lined aerial image shows the approximate position of the boundaries and should be verified against the contract plan at sale stage.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard’s Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.



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.