

A photograph of The Plough Inn, a large, historic building with a red brick base and white upper sections. The building features a complex roofline with multiple gables and a prominent chimney. It is situated on a grassy field under a clear blue sky.

The Plough Inn

Covenham

M A S O N S
— Celebrating 175 Years —



The Plough Inn

Covenham St. Bartholomew
Near Louth, Lincolnshire
LN11 0PF

Unique development project in rural village

Former public house and grounds

Full Planning permission to convert into one or two substantial homes

Outline planning permission to build a new dwelling at the rear

The main building has a floor area of around 5955 sq.ft.

Overall plot size approximately half an acre (STS)

Popular village location between Louth and Grimsby

Reservoir with watersports on the village outskirts

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A unique opportunity to acquire a development project with an interesting history, The Plough Inn now has full planning permission for conversion from a former public house into a very substantial detached character home or two individual and different semi-detached homes, all located in grounds of around half an acre (subject to survey). Both permissions have been fixed in place and are “extant” by virtue of acknowledged commencement of development. Subsequently outline planning permission for a detached dwelling at the rear has also been obtained.



The Property

A substantial arched, decorative wall plaque on the front east-facing elevation of the property suggests that the building dates back to 1898. Online research reveals a building record numbered MLI126328 – this indicates that the current building replaced an earlier building on the same site, also called The Plough. White's 1856 Trade Directory names William Bruntlett as "Victualler" at The Plough and the 1872 directory names Charles Appleyard.

The original building is substantially built on two stories with brick-faced and stucco-rendered, colour-washed external walls beneath a main pitched timber roof structure covered in Rosemary style tiles and featuring a central gable with a smaller gable to each side. Beneath, there is a projecting single-storey wing with complementary tiled, pitched roof and centre projecting gable over the entrance porch.

On the west side, a substantial extension has been constructed with brick-faced external walls and long, pitched roof slopes covered in concrete tiles, again featuring a main and two smaller gables on the south-facing elevation. Internally, the extension features wood-laminated structural pillars and roof trusses creating large open spaces within.

The current layout is indicated on the floor plans on page 17 of these particulars and as illustrated by the interior photographs, the rooms have now been largely stripped and partly dismantled, prior to commencement of one of the two pub development schemes for which full planning permission has been obtained.

As a public house, the accommodation included a front bar with multiple dining areas, further bar area, a beer store, an L-shaped kitchen, toilets for ladies, gents and disabled, a large function room with overall dimensions of more than 10m x more than 9m. On the first floor, the manager's living accommodation included a lounge with fireplace, a reception room/office, four bedrooms (two located in the newer wing of the property), a kitchen, bathroom and a large attic space over the function room.

On the north side of the building there is a detached brick-built outbuilding and in total, the property stands in grounds which extend to around half an acre (subject to survey) with the main open space to the south and west sides of the building and including a large, paved car parking area.

The remaining land is principally grass with a variety of hedgerows surrounding. The car park is open to the road and there is a second gated access.



Planning

Full planning permission has been granted for two alternative schemes.

Consent 1 - On the 7th September, 2021 planning permission was granted for change of use, conversion of, extension and alterations to the existing public house and manager's accommodation to provide a house with dormer windows, partly on the site of an existing cold store which is to be demolished.

Consent 2 - On the 8th June, 2022 planning permission was granted for change of use, conversion of, extensions and alterations to the existing former public house to form two number dwellings.

Consent 3 - On 13th February 2025 Outline planning permission was granted for the erection of 1 x number dwelling.

Full details of the planning applications and all relevant documents can be viewed by visiting the planning portal of the East Lindsey District Council and searching for application numbers N/037/01403/21, N/037/00435/22 and more recently N/037/00667/24. These include the decision notice giving full details of the conditions which apply to the three planning permissions.

The seller has advised the following: "To ensure that both consents 1 and 2 remain valid, I have undertaken the necessary initial works. Specifically, I have excavated a footing that is compliant with the requirements of both planning consents.

I have had this footing inspected and approved by building control and this constitutes a "material start" to the development, as defined under planning law. Given that the excavated footing is a foundational element that is common to both development schemes 1 and 2 (i.e., it serves the requirements of either converting to one large property or converting to two semi-detached properties), the commencement of these works secures both planning consents.

Therefore, I can confirm that both Planning Consent 1 and 2 are now extant. "

The local planning authority has indicated the following to the seller's architect - "In relation to the current outline application, in order to implement this permission and one of the other schemes, you need to make sure that the recent application doesn't conflict with any of the requirements of the earlier permissions in terms of layout and condition requirements."



Consent 1 - Planning Permission 2021 – The Proposed Single Detached Dwelling

Copy elevations are shown here from the architect's drawings with the main south elevation illustrated on page 5 above and followed below by the proposed floorplan layout as a single dwelling. The approved plans indicate that the proposed dwelling will provide the following accommodation:

Ground Floor

Glazed double doors with window on each side into a Reception Lobby which extends across to the left side where a feature glazed gable incorporates a further single glazed door from outside. Large built-in cloaks cupboard and stairs lead off from the lobby to the first floor west wing of the house. Door to a useful -

Utility Room/store – L-shaped extending beneath the staircase with space for base units, sink, washing machine etc.

Cloakroom/WC

With space for washbasin and low-level WC.

Inner Lobby from the reception area to a:

Rear Entrance Lobby/Hallway

With rear door to outside, built-in store cupboard, and a second return staircase with kite-winder steps leading up to the first-floor east wing. Door to the Office

A good size study area or home office with window to the rear elevation.

Cinema Room

With double doors from the reception area, this room is located in the centre of the building with no natural light and therefore ideal as a secluded room for enjoying visual and audio media. round

Ground Floor Bathroom

With space for a shower cubicle/bath, washbasin and WC as required.



Living/Dining Kitchen

An immense room with potential to create multiple possible kitchen unit layouts incorporating appliances, living spaces and dining areas. The living area at the rear enjoys an exceptional feature as this area is open to a full height vaulted ceiling with a long skylight window to the front and rear roof slopes and a fully glazed west elevation with two pairs of French doors and glazed side panels. There is a small window on the north elevation, in addition to two further pairs of French doors. Internal double doors continue through to the:

Lounge

An excellent size with glazed roof over the northernmost area and side windows from floor level to east and west.

Ground Floor Master Bedroom

A spacious double bedroom with three windows on the south elevation, east window for morning sun and a walk-through access to the spacious:



Ensuite Dressing Room

With potential to fit an extensive range of wardrobes and furniture and having a window on the north elevation. There is also access to the master –

Ensuite shower room

which is shown to include a large shower cubicle, vanity wash basin and WC. Ventilation fan required.

First Floor

The east return staircase leads up to a:

First Floor L-Shaped Landing

With two windows on the north elevation and doors leading off to bedrooms 2, 3 and 4, together with the:

Family Bathroom

Window on the east elevation and space for a bath, shower cubicle, WC and wash basin.

Bedroom 2

A large double bedroom with window to the south and east elevations and this room incorporates the chimney breast. Connecting door to an:

Ensuite Shower Room

With space for shower cubicle on one side, a wash hand basin and low-level WC. This room would require a ventilation extractor fan.

Bedroom 3

A good size double bedroom with window on the south elevation and connecting door to an:

Ensuite Shower Room

Space for shower cubicle, wash basin and low-level WC; window on the south elevation.

Bedroom 4

A double bedroom with window on the north elevation.

The staircase from the south reception lobby leads up to a Landing in the newer wing of the property with skylight window to the north roof slope and door on each side giving access to bedrooms 5 and 6.

Bedroom 5 (centre)

This double bedroom has part-sloping ceilings with a skylight window to both south and north roof slopes.

Bedroom 6

A further good size double bedroom with two skylights to the south roof slope and a further skylight on the north roof slope. Connecting door to the:

Ensuite Shower Room

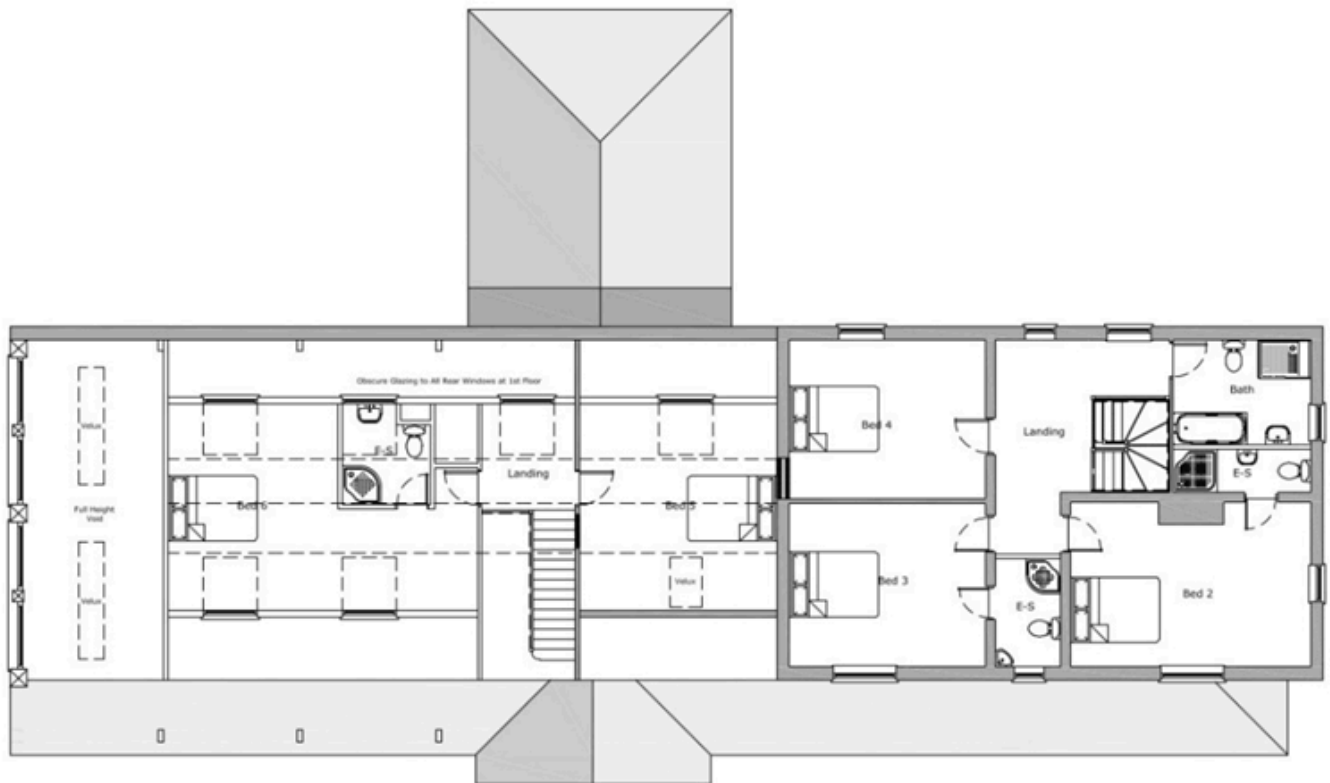
With space for shower cubicle, low-level WC and pedestal wash basin; skylight window on the north roof slope.

Attached Double Garage

Via driveway and wide vehicular door from the secondary gated entrance. Pedestrian door onto the main garden.



Proposed Ground Floor Layout



Proposed First Floor Layout

Consent 2 – Planning Permission 2022 - New
Proposed Semi-detached Dwelling – East Wing

Ground Floor

Main entrance on the south elevation where glazed double doors with windows on each side open into an:

Entrance Porch

With a side lobby, having a doorway to the kitchen and opposite the main entrance are double doors into the:

Dining and Family Room

A spacious living area with scope to arrange alternative seating and dining plans and with an, opening at the side through to the:

Hallway

adjacent, with return staircase having kite-winder steps up to the first floor. Adjacent is a walk-through opening into the kitchen and on the far side of the staircase, there is a door to outside and a nearby door to the laundry. Window on the north elevation.

Breakfast Kitchen

A spacious kitchen with large bay on the south elevation providing potential to fit a number of units and leaving ample space for dining. The bay has three windows on the south elevation and there is a further window to the east elevation.

Connecting door to the:

Utility Room

Drawn to show space for units with plumbing for appliances and a connecting door to an inner pantry.

Laundry

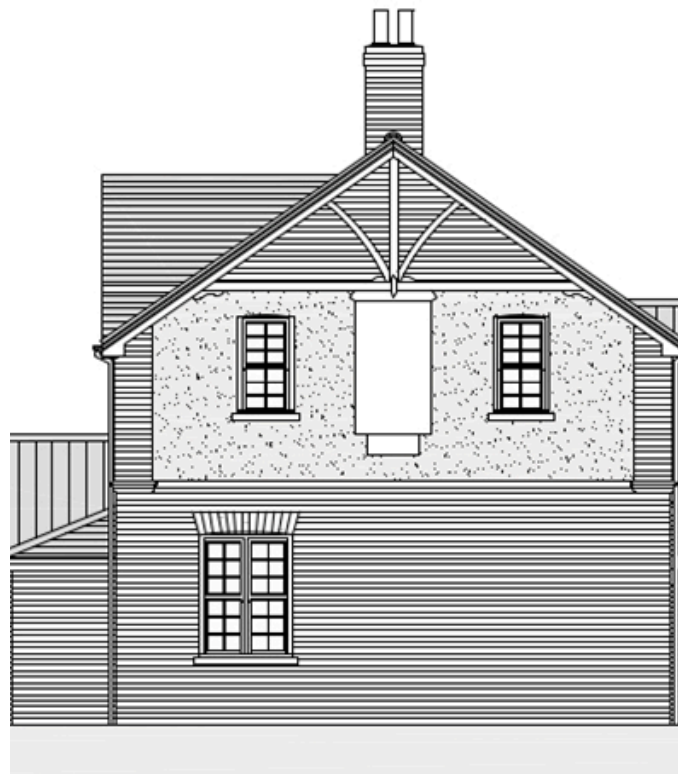
With space for built-in units and a connecting door to the plant room which is proposed to house the central heating unit for this building. Connecting door from the dining and family room into a rear wing, commencing with the:

Lounge

A reception room with space for seating, two windows to the east elevation and a connecting door through to a:



Proposed Side Elevation



Proposed Front Elevation

Rear Entrance Lobby

With Cloakroom/WC off and doors leading through to the:

Office/Study

With bi-fold French doors onto a patio on the south side. From the office there is another connecting door to the:

Gymnasium

Within the original brick outbuilding, the gymnasium has a window on the south elevation and a connecting door to an

Ensuite shower room

with space for shower-cubicle, WC and wash basin and having a window on the south elevation.

NB The gymnasium with ensuite, lounge, office, and small patio area have potential for creation as an annexe or holiday let subject to PP.

First Floor

The return staircase from the hallway area leads up to a:

Gallery Landing

With built-in airing cupboard, two windows on the north elevation and doors leading off to the family bathroom and three first floor bedrooms. NB. These are numbered 2, 3 and 4 on the architect's proposed first floor layout on the basis that the ground floor gymnasium could be used as a ground floor master bedroom if required. The bedrooms are therefore described in accordance with the plan, as follows:

Bedroom 2

A double bedroom with window to the south and east elevations, connecting door to an:

Ensuite Shower Room

With space for shower cubicle, wash basin and low-level WC.

Bedroom 3

A double bedroom with window on the south elevation and connecting door to an:

Ensuite Shower Room

With space for shower cubicle, low-level WC and pedestal wash hand basin; window on the south elevation.

Bedroom 4

A double bedroom with window on the north elevation.

Family Bathroom

A good size with space to fit a shower cubicle and bath in addition to the low-level WC and pedestal wash hand basin. Window on the east elevation.

Consent 2 – Planning Permission 2022 New Proposed Semi-detached Dwelling – West Wing

Ground Floor - Main Entrance

On the south elevation with glazed door set into a glazed gable and opening into a projecting-Entrance Hall

With staircase leading off to the first floor at the rear. Door to a store at the side and rear door to the utility room. Cloaks cupboard and door to a ground floor:

Jack-and-Jill Bathroom

A good size with space for a bath and shower in addition to a low-level WC and pedestal wash hand basin, with connecting door allowing access from the cinema room at the rear.

L-shaped Utility Room and Store

With space for a range of units, sink, appliances, etc.



Double doors open from the entrance hall into the:
Spacious Living/Dining Kitchen

A large, open plan area with the opportunity to fit an extensive range of units as required, together with seating and dining areas. There are two large windows from floor level on the south elevation, bi-folding French doors on the west elevation and two sets of bi-folding French doors on the north elevation. Recess with turning staircase leading up to the first floor and illuminated by large, glazed panels from floor level on the west elevation. Walk-through opening from the kitchen area into an inner lobby with pantry off and connecting door to the:

Cinema Room

Positioned in the centre of the building, this is a secluded room ideal for enjoying visual or audio media.

Living Room

With double door access from the lobby adjacent to the kitchen area, this good size reception room has two sets of bi-folding French doors on the west elevation flooding the area with natural light.

First Floor Landing

With gallery overlooking the staircase and door through to the master bedroom suite in the north wing. Further doors off to bedrooms 3 and 4. There are two skylight windows above the staircase and landing area on the south slope.

Master Bedroom

Positioned in the north wing of the property, this is a spacious double bedroom with an initial walk-through dressing area in two sections and steps from the main landing with skylight window above. Part-sloping ceiling incorporating a pitched roof dormer window on the south side; connecting door to the:

En Suite Shower Room

A good size with its own skylight window and having space for a large shower cubicle, low-level WC and wash basin.

Bedroom 3

A double bedroom in the centre of the building with two skylight windows on the south slope and

a skylight window to the north slope. There is a built-in large double-door wardrobe and connecting door to an:

En Suite Shower Room

Which is Jack and Jill with bedroom 2 and has space for a shower cubicle, wash basin and WC; skylight window to the south slope.

Bedroom 2

A double bedroom with independent access via the curved staircase leading off from the living/dining kitchen below and having further steps up from a landing with window on the north elevation. The bedroom has two skylight windows on the south slope and a skylight window to the north slope with a double-door wardrobe and connecting door as previously mentioned, to the Jack and Jill ensuite shower room.

Outside

The spacious grounds afford the potential to create hard and soft landscaping with driveway access and parking for all the designs.

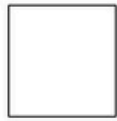


Proposed Front Elevation

Proposed Ground Floor Plans



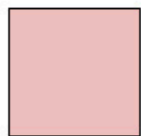
East Wing



West Wing



Proposed Ground Floor Layout



East Wing

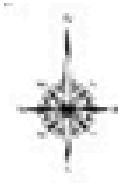


West Wing



Proposed First Floor Layout



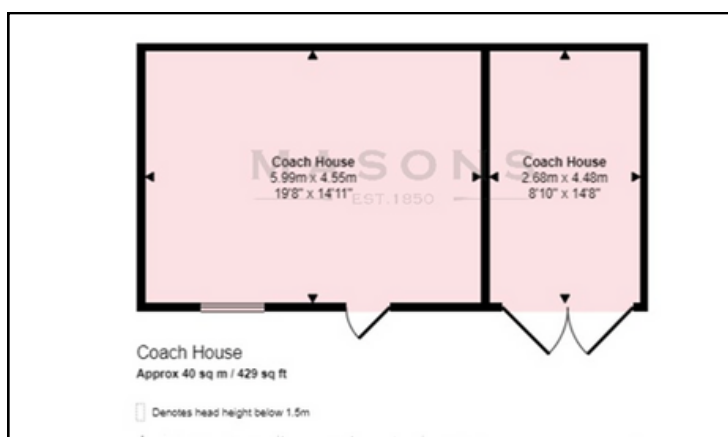
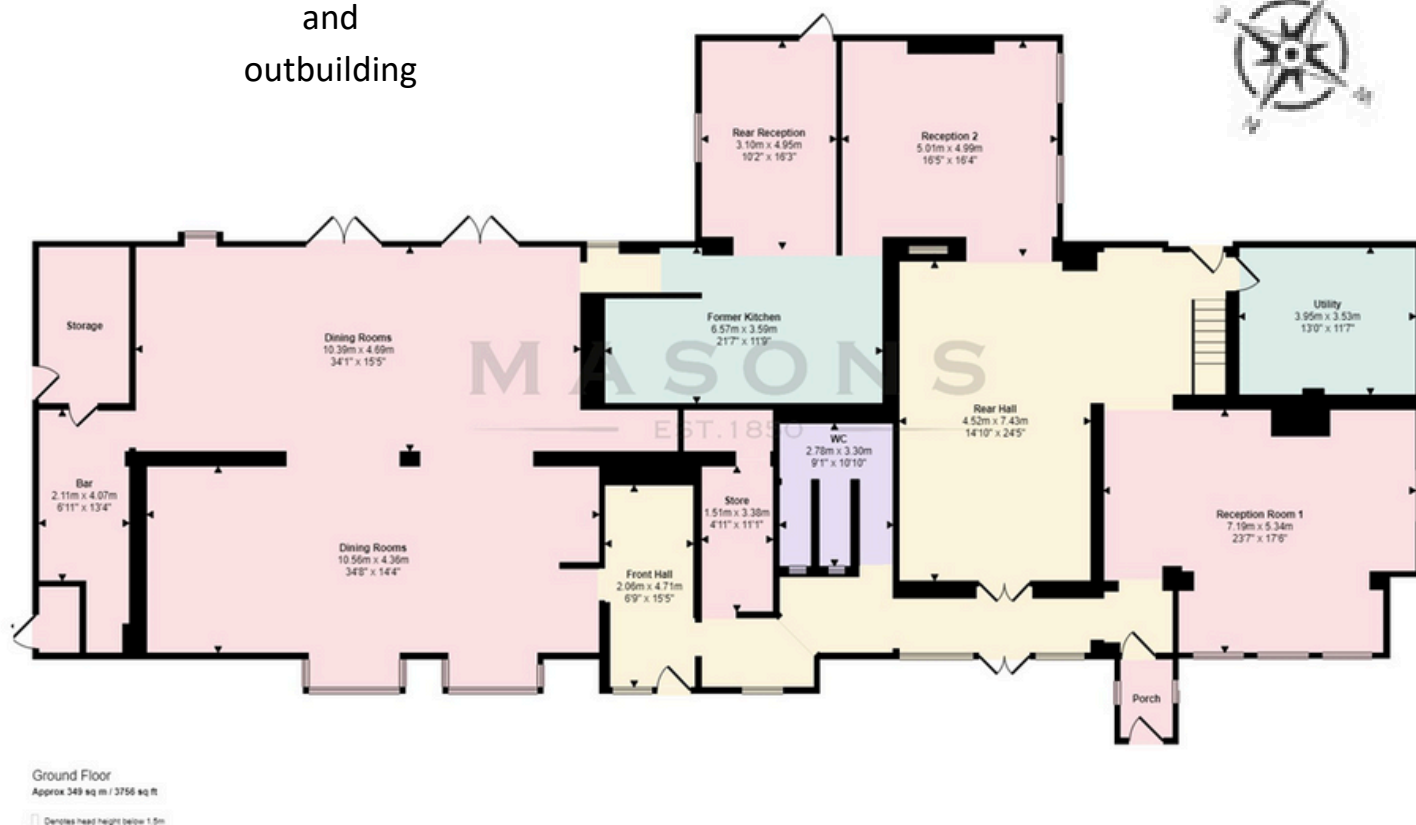


Layout Plan





Floorplans of the existing rooms and outbuilding



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.

Covenham

St. Bartholomew

Village Life



Covenham is separated into two areas corresponding to the Grade II Listed churches of St. Bartholomew and St. Mary. The village stands in an area of attractive countryside just to the east of the Lincolnshire Wolds.

Covenham is located away from the A16 road though within easy reach, and thereby ideal for commuting to the market town of Louth, approximately five miles to the south, or the larger business centre of Grimsby which is about 11 miles to the north.

The Humberside Airport is approximately 22 miles away. To the north of the village is the Covenham Reservoir which appeals to walkers and provides a venue for sailing and other water sports. The coast is about 10 miles away at the nearest point and stretches north to Cleethorpes and south along nature reserves and sandy beaches to Mablethorpe and Sutton-on-Sea to the south.

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Bands to be assessed following development

Services Connected

We are advised that the former public house was connected to mains water, electricity and drainage which remain on site but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///restless.perfectly.richer

Directions

From Louth, take the A16 road north and after leaving the town, carry straight on at the two roundabouts and then pass three turnings to the right. Upon approaching Utterby village, take the right turn along Ings Lane towards Covenham. Follow the lane to the eventual T-junction on the sharp bend and bear left here, then follow the lane into Covenham village. After passing the right turn towards Yarburgh, proceed through the S-bends in Covenham St. Mary and then after the road straightens, The Plough will be found on the left side.

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.

For the purposes of our descriptions the elevations are summarised as east, south, west and north but the site layout plans indicate the true orientation

M A S O N S

EST. 1850

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