

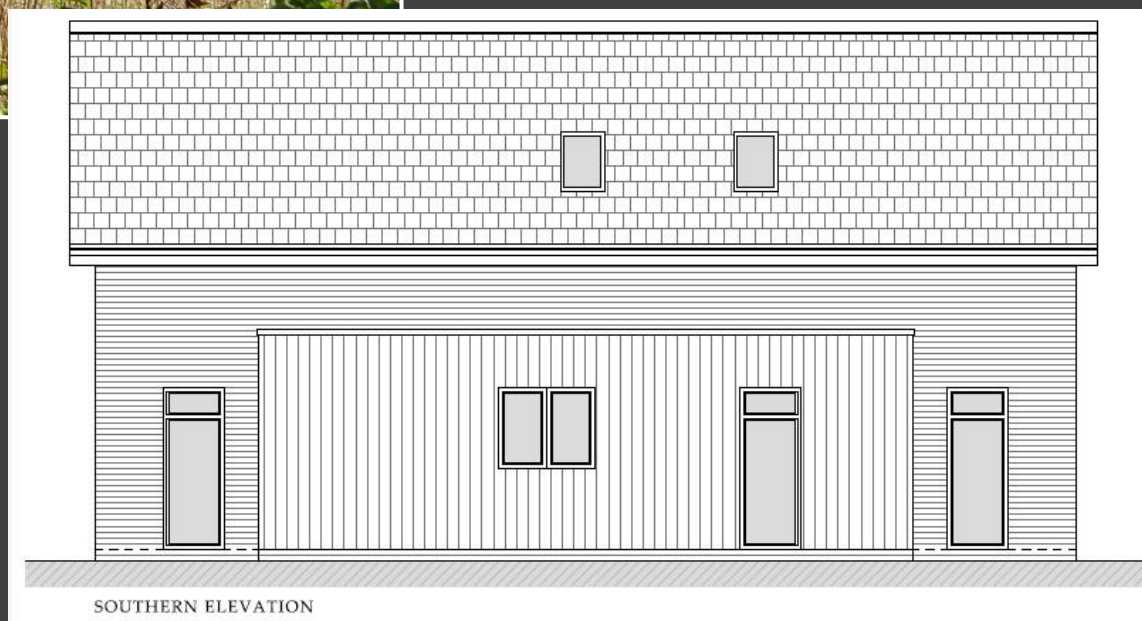


Building Plot, Masonic Lane

Spilsby, PE23 5LR

MASONS

EST. 1850



A unique development opportunity in a popular Lincolnshire town to acquire a building plot benefitting from full Planning Permission for the erection of a detached 3 bed home and garage. Located down a quiet no through road with open paddock views to the rear and just a short walk to amenities.

Situation

The property is located on the southern fringe of Spilsby facing open countryside at the rear and on the western edge of town where the village of Hundleby commences. Spilsby is a market town at the southern edge of the Lincolnshire Wolds dating back to the early 1300s and has a great sense of community with many groups, clubs and churches to join. The area has a number of primary schools and Spilsby has the King Edward VI academy offering a grammar stream, whilst grammar schools in Louth, Horncastle and Alford are also readily accessible. There are markets on Mondays and a shopping centre with independently run businesses, several garages, doctors, dentists, opticians and a pharmacy. Skegness with its many seaside attractions is 13 miles to the southeast and the cathedral city of Lincoln is 17 miles to the west.

Directions

From the crossroads with the A16 in Spilsby, travel along the B1195 towards Hundleby. After a short distance Masonic lane will be found on the left. Travel towards the end of the lane and the plot will be found on the right side.

Description

This plot now has the benefit of full planning permission for a detached 3 bedroom dwelling with garage as indicated on the attached plan. A rectangular shaped plot and level. The plot benefits superb open views to the rear across

neighbouring paddocks. The plot measures approximately 15 metres wide by 25 metres deep (subject to survey).

Planning details for the plot (Ref; S/165/02342/23) can be reviewed online which was granted on 6th Feb 2024. The relevant plans can be found on the East Lindsey Council's website: <https://www.e-lindsey.gov.uk/applications> and are available from the selling agent on request by e-mail. The proposed layout is shown on the indicated plans and applicants should carefully consider the planning decision notice in full, the approved plans, conditions and requirements.

The Proposed House

A well designed Dorma style house is shown in the attached plans with well planned accommodation and light, airy living space with large windows to the side and gable ends. A traditional pitched main roof with single story side extension. The property will be positioned at the side of the plot with access down the side to the garage positioned to the rear adjacent the garden space which enjoys a sunny westerly aspect.

Internally the accommodation opens from the main entrance into a lobby which extends into a utility and cloaks/wc. Door through to main open plan living kitchen dining area, well planned with kitchen area with central island, dining area and extending to the living area which has large bi fold doors opening into the west facing garden. A turned staircase opens to the first floor landing giving access to the 3 double bedrooms and family bathroom with the master suite having walk in wardrobe and en-suite shower room.

Services

The purchaser is to satisfy themselves as to the exact position and accessibility of nearby mains services and will be required to make their own connections. It is believed mains water, electricity and drainage are located nearby.

Access and maintenance

The site is accessed from the public highway or unadopted road.

Wayleaves, Easements, Covenants, Conditions and Rights of Way

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

Viewings

Viewing during daylight hours by prior appointment is permitted unaccompanied. Please contact our office for further details.

VAT

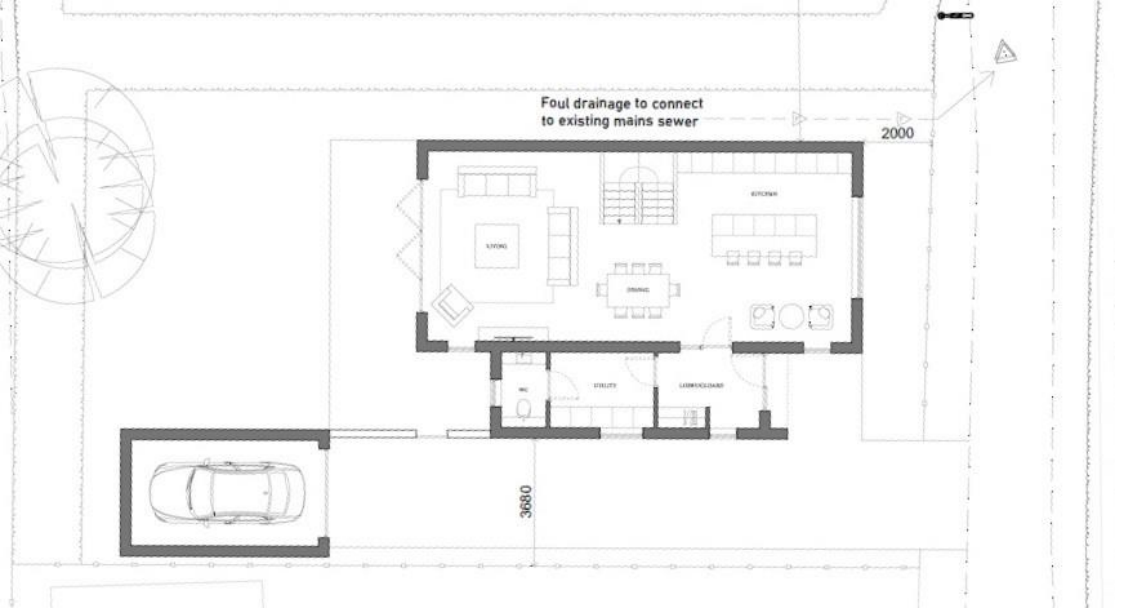
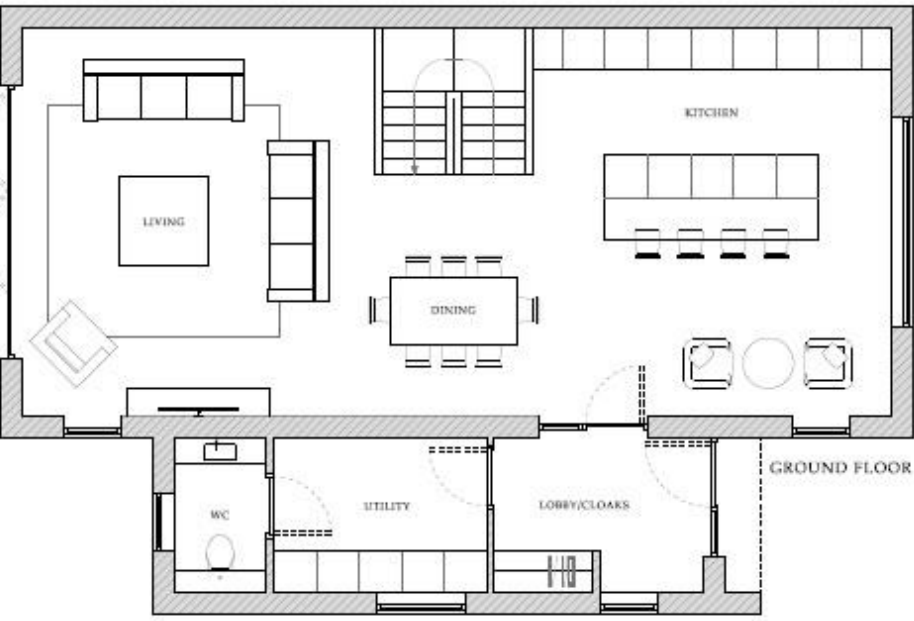
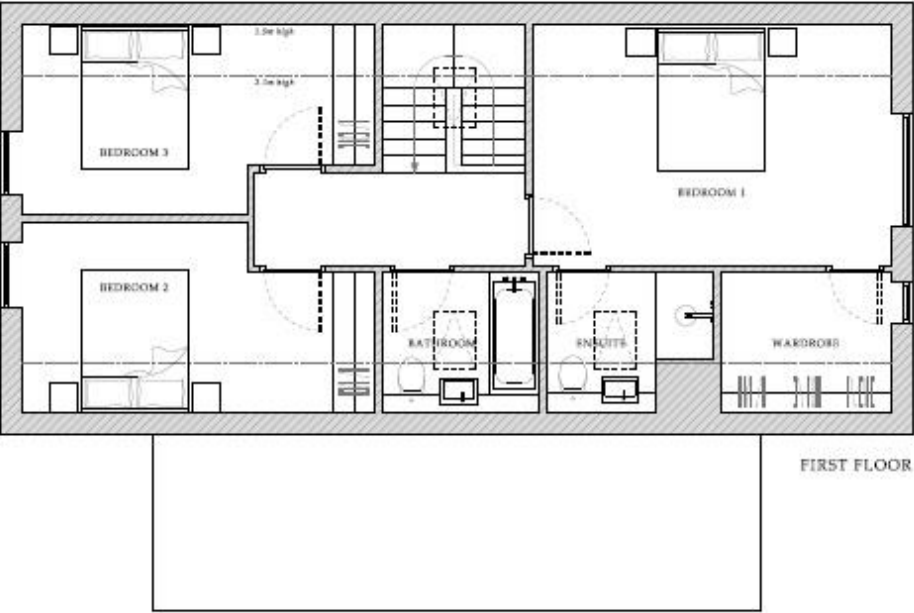
It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

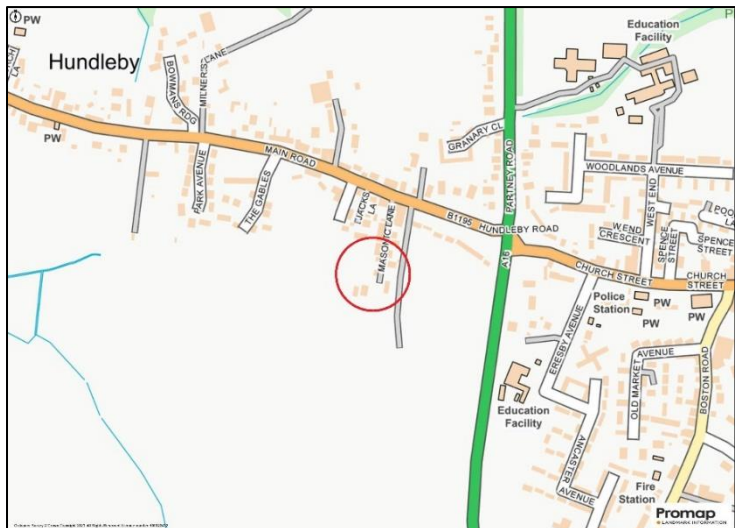
Tenure

The site is offered for sale freehold with vacant possession upon completion.

General Information

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sales stage against the sale contract plans. Site dimensions have been measured to apparent boundaries on site and should be verified against the contract plans when these have been completed.





M417 Printed by Ravensworth 01670 713330

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.

M A S O N S
EST. 1850