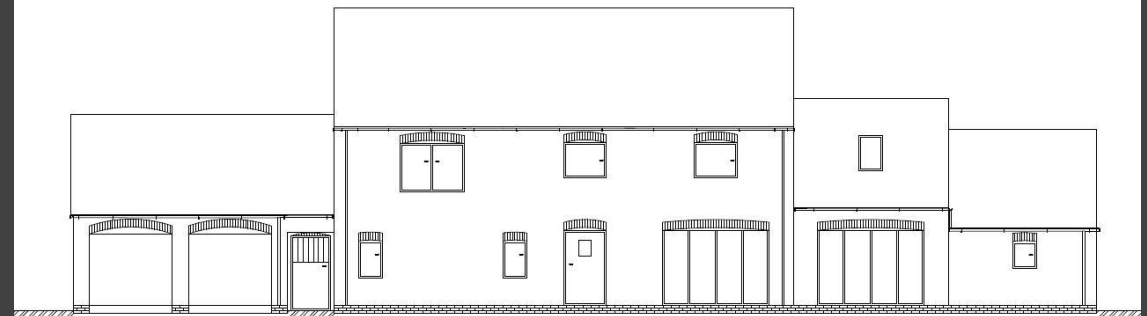


Front Elevation (North)



Ye Old Dairy, High Bridge Road, Alvingham, LN11 0QF

M A S O N S
EST. 1850

A unique opportunity in this popular village has arisen to acquire a part constructed building plot set on a generous site of almost a third of an acre. Positioned on the outskirts of the village down a quiet lane the plot enjoys a peaceful setting with open countryside views.

Full planning has been granted for a four bedroom family house with modern open plan layout, with double garage to the side with hobby room to the rear. Significant works have already been carried out with the house built up to damp proof course level and the double garage being partly constructed with spare building materials included in the sale. Externally there are generous gardens with driveway and once completed will make a stunning home.



Location

01507 350500

Alvingham is an attractive rural village within easy commuting distance of Louth, the coast and the Humber Bank. The Georgian market town of Louth is about 3 miles away and boasts a bustling atmosphere with a range of shopping and other facilities, whilst being renowned for the open-air markets and regular farmers' markets. Lincoln is 30 miles to the west and boasts a variety of shopping, cultural and leisure activities, in addition to its well-respected university. This area of Lincolnshire is known for the quality of its grammar schools and in addition, there is a range of prep schools in the area and the Lincoln Minster school.

The nearby primary school at North Cockerington is highly regarded, as is the King Edward VI grammar school in Louth. The area has a wide range of sporting and recreational amenities including the Kenwick Park Leisure Centre on the town outskirts, the Meridian Sports Centre, a tennis academy, cinema, theatre and the Louth golf course.

Directions

Proceed away from Louth town centre along Eastgate which in turn becomes Eastfield Road. After leaving the edge of town, take the first left turn, travel over the canal at Tipplepenny Lock and at the T-junction turn right. Follow the lane to Alvingham and on entering the village ignore the first left turn and take the second left turning into Church Lane which leads directly off the long right bend. Take the next left onto Highbridge Road, follow the road around the right hand bend and as you start to leave the outskirts of the village the plot will be found on the right side.

The Proposed Dwelling and Plot

The plot is positioned in an excellent location on the outskirts of Alvingham village enjoying open views across farmland on a very quiet lane. A sizeable plot of just under a third of an acre with the dwelling well positioned back from the road. The rear garden enjoys a southerly aspect with the main front garden having a private setting with mature oak tree to the boundary. The plot has existing access off the road which will be moved to the left hand boundary as part of the planning to allow access to the garage and for a large formal garden to be landscaped adjacent the new driveway.

The development has already been started with discharging of some conditions according to the planning decision notice. The house has been built up to damp proof course level, while the double garage is partly constructed with a large amount of the walls constructed using insulated block and brick construction. A good amount of spare building materials including bricks and blocks remain on site which are included in the sale.

The proposed dwelling will be an attractive two storey house which has been designed specifically to respond to the constraints and character of the existing site, keeping touch with the sites former existence housing an agricultural barn. The large openings to the front will enjoy the open aspect across farmland with the accommodation well planned to make the most of this. The adjacent double garage is well sited to maximise the plot space which also enjoys an extended rear hobby room. The property is expected to be heated by way of an air source heat pump system.

Accommodation

The dwelling has been designed with contemporary and versatile living in mind covering around 3000 square foot in total and the layout can be viewed on the enclosed plans and comprises; welcoming central hall with staircase leading to first floor. Doors off the hall to Lounge, Study and plant room. Further door off the hall to the superb open plan living kitchen diner area with large door openings to front and rear. An opening off this leads to the side entrance hall, with bathroom and a utility room positioned off it. To the first floor, landing with cupboard and door into large master bedroom suite. A very spacious bedroom with doors into dressing room with further doors into the en suite bathroom. Three further bedrooms positioned off the landing and a WC. Adjacent the property is the double garage with hobby room to the rear which could be used for a variety of purposes.

Planning

Full planning was granted following application numbers N/004/01050/22 by the East Lindsey District Council Planning Department on the 13th October 2022. Full details can be downloaded from the planning portal or emailed by request from the selling agent. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer.

Method of Sale

The land is for sale by Private Treaty.

Council Tax and Business Rates

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.

Sporting and Mineral Rights

These are included in the sale where they are owned.



Wayleaves, Easements, Covenants 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.

Tenure

The land is offered for sale freehold with vacant possession on completion.

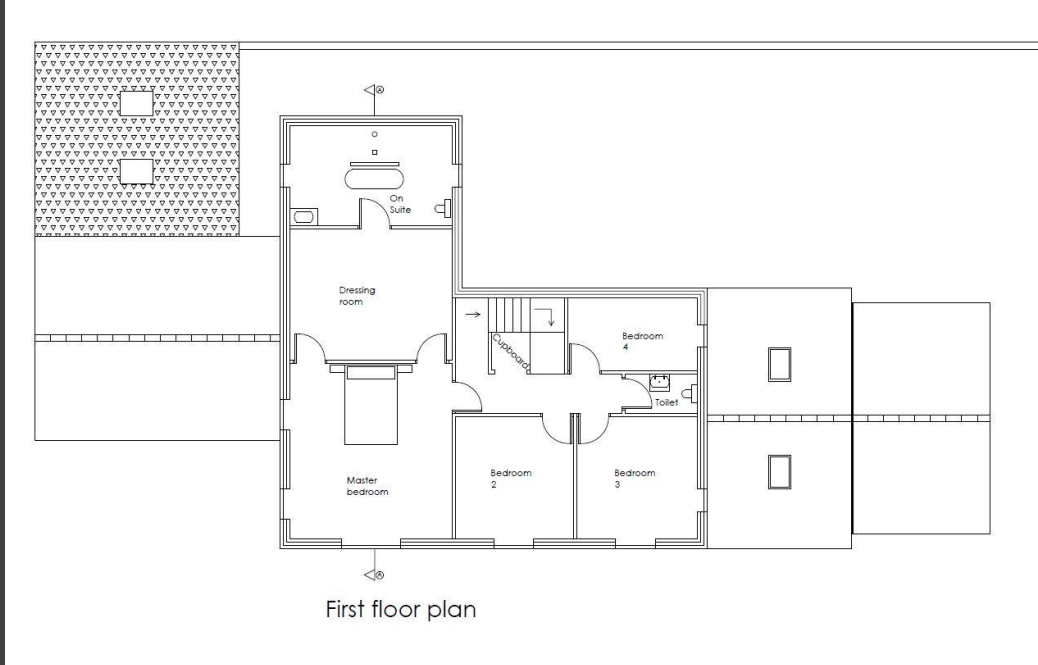
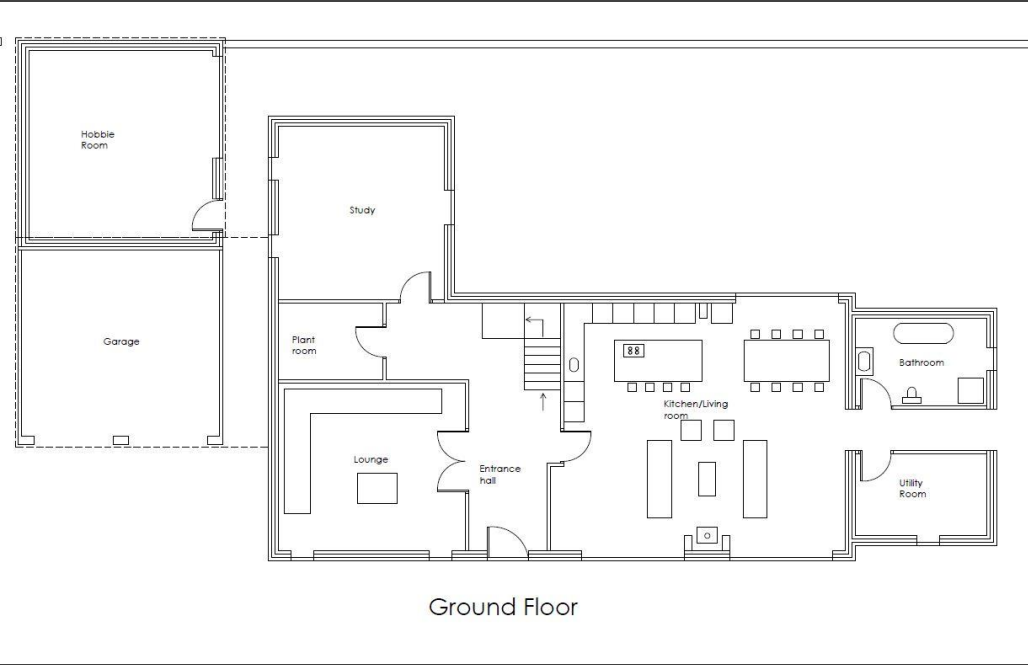
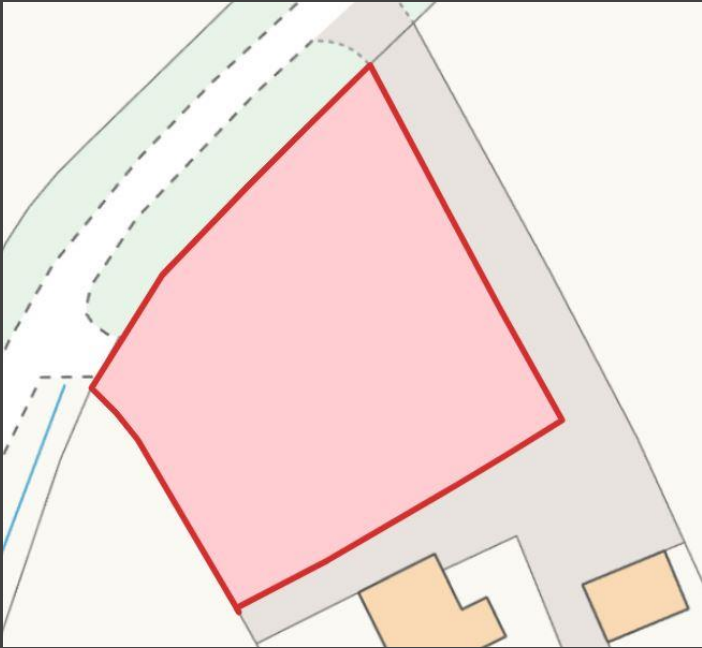
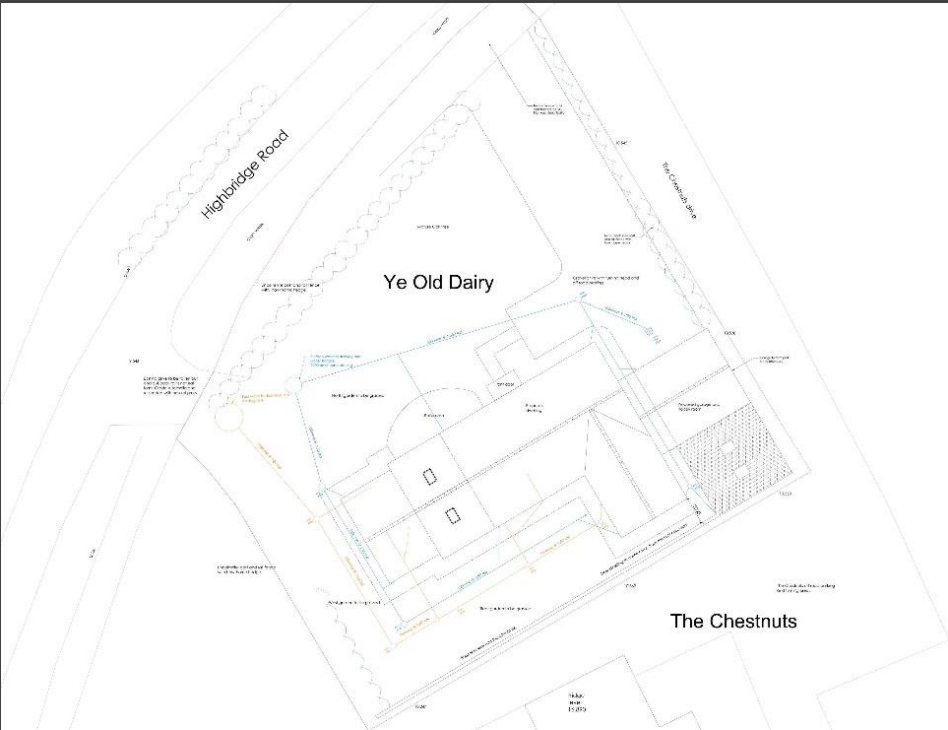
Viewing

The plot is secured and on site viewing is via prior appointment only. Please contact the selling agent for further information on viewing and to register your interest.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. It is anticipated that the new dwelling will be connected to mains electricity and water available nearby and will have a bio tech waste unit – applicants should satisfy themselves as to the precise position and accessibility of these services.







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.