

M A S O N S
EST. 1850



**BUILDING PLOT AT BEECH GROVE,
LOUTH, LN1 1 OBN**

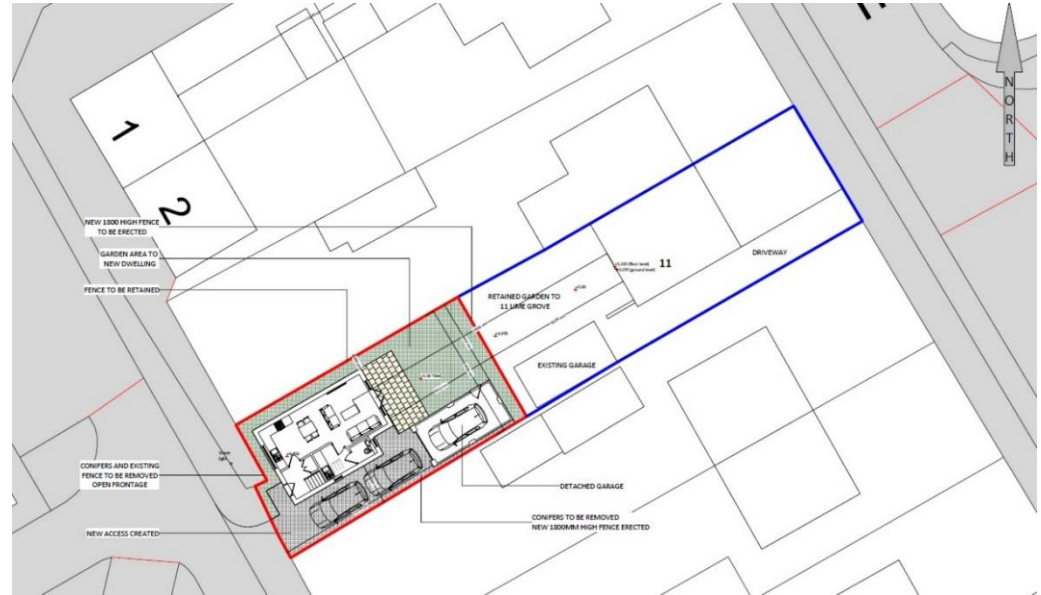
BUILDING PLOT AT BEECH GROVE, LOUTH, LN1 1 OBN

REAR OF 11 LIME GROVE LN1 1 OAT

A superb opportunity for a developer or buyer seeking to self-build a brand new, individual house in a residential area of Louth market town. This single building plot has full planning permission to erect a three-bedroom house with detached garage which will provide well-designed accommodation featuring living kitchen diner with patio doors to rear garden, utility and cloaks WC and central hallway, whilst to the first floor are three bedrooms and family bathroom.

Directions

From St. James' church travel south for a short distance on Upgate and turn left along Mercer Row. Follow the road through the town centre as far as the two mini roundabouts and at the second of these, turn left along Ramsgate. At the next mini roundabout take the second exit along Ramsgate Road and then turn second left into Victoria Road. Follow the road to the crossroads and take the right turn onto Keddington Road. Follow the road then turn left into Lime Grove, continue for a short distance, take the next left turning into Beech Grove and follow the road around the left hand bend and the front boundary to the plot will be found on the left hand side. Please note, to gain access to the plot it is necessary to walk through the garden of 11 Lime Grove and therefore, accompanied viewings are necessary for this site.



The Plot

A flat, level plot currently laid to lawn with hedged and fenced boundaries with access to be created by the purchaser via Beech Grove, by the removal of the front hedge and dwarf brick walls. The plot measures approximately 9.5m wide x 18.2m deep.

The Proposed House

An artist's impression of the proposed dwelling is shown in these details. However, earlier revision of the plans does suggest a wider house with integral garage, providing large upstairs accommodation. Any other designs then shown in these particulars according to revision A, must seek further amendments with the council. However, it does suggest alternative designs could be considered once the plot has been purchased. The design shows a simple pitched roof with a ground floor rear extension to provide the lounge area, with matching detached garage design. The house is set to the side of the plot with driveway access down the side with garage at the rear and rear garden space provided for. Access will be via Beech Grove. Internally, the property opens into the hallway with staircase to first floor and cloaks cupboard, with door through to the living kitchen diner with units situated at the front and a large family open plan space towards the rear with patio doors leading to the garden. A door gives access to the utility room which, in turn, gives access to the WC. To the first floor, the landing gives access to two double bedrooms and a third single or office, with family bathroom at the rear.

Planning

Full planning permission was granted on the 9th May 2022 for the erection of a house with detached single garage on the site of an existing garden with vehicular access via Beech Grove which is to be created by the purchaser. The new rear boundary fence for the plot has been erected by the sellers.

The planning permission has been granted in accordance with application number N/105/02501/21 and the Decision Notice and accompanying documentation can be viewed on the planning portal of the East Lindsey District Council website <https://publicaccess.e-lindsey.gov.uk/online-applications/> or copy documents can be emailed as pdf's on request if preferred.

The planning permission is subject to conditions in respect of the timescale within which the development must be commenced, construction to be in accordance with the approved plans and approval of proposed materials for the building and hard surfaced areas by the local planning authority. The precise wording of the Planning Decision Notice and the relevant conditions should be considered in detail by a prospective purchaser in accordance with the approved plans.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

Viewing

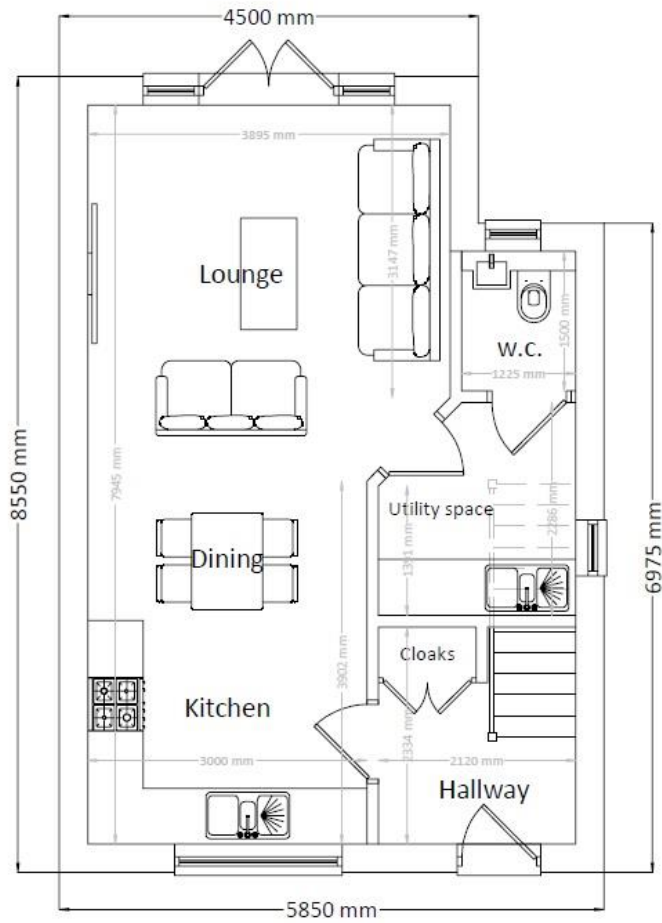
Strictly by prior appointment through the selling agent.

General Information

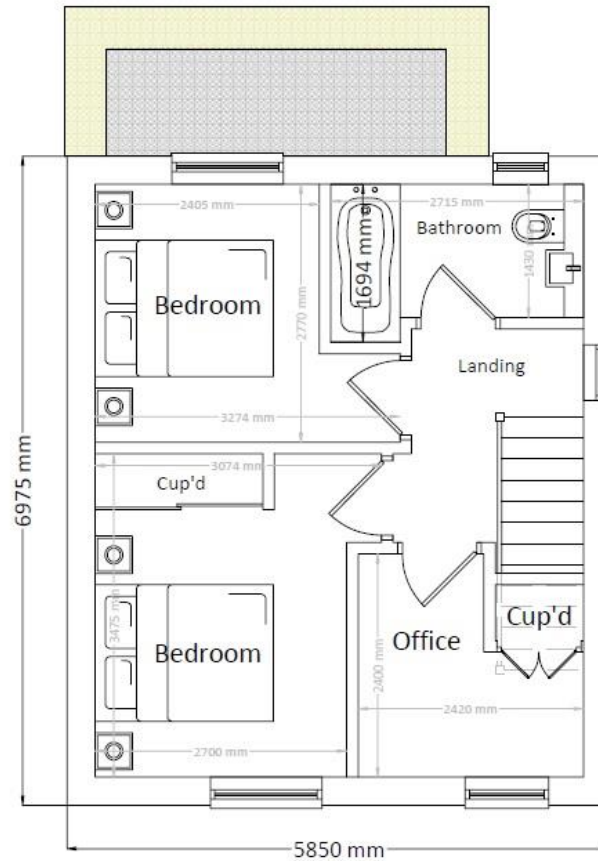
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. Plans/maps and highlighted images are not to specific scale, are based on information supplied 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. Applicants should satisfy themselves as to the precise position and accessibility of services and take note of the requirements within the planning permission. BL



FLOORPLANS



GROUND FLOOR



FIRST FLOOR

MASONS

EST. 1850

Cornmarket, Louth,
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Important Notice

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