



FRONT / NORTH WEST ELEVATION

BUILDING PLOT OFF SCHOOL LANE
ROTHWELL

M A S O N S
— EST. 1850 —

An excellent opportunity to acquire a generous building plot in a popular Lincolnshire Wolds village benefitting from full planning permission for the erection of a three/four bedroom home with detached garage. The well planned accommodation offers versatile family living space extending to around 1,375 square feet. Adjacent the house will be a garage and driveway with gardens to front, side and rear. Well positioned in an elevated spot a short walk to the popular village pub and just a few minutes' drive to amenities in Caistor.



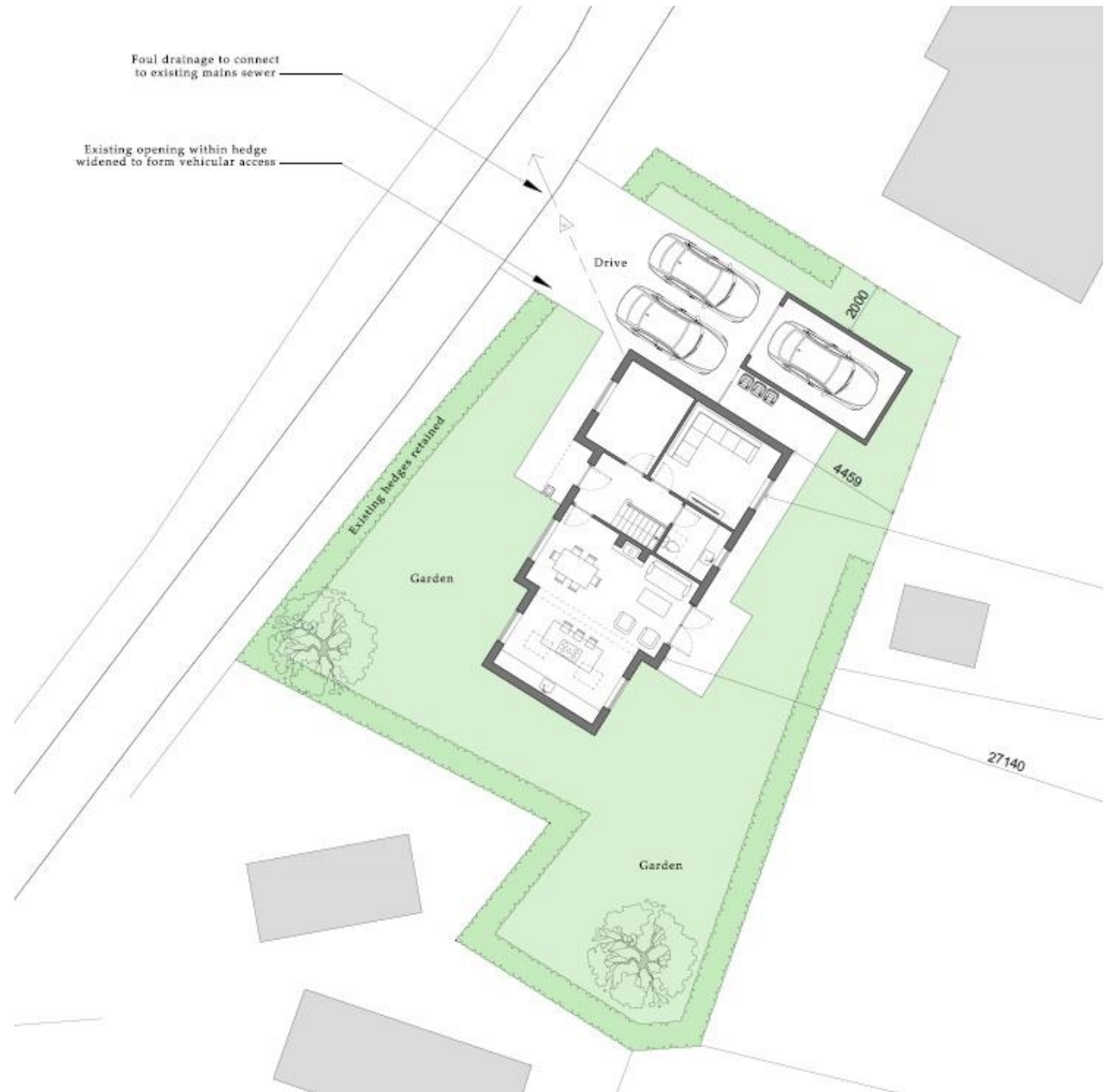
BUILDING PLOT OFF SCHOOL LANE, ROTHWELL, LN7 6BB

Location

Rothwell is a pretty rural village set in the heart of the Lincolnshire Wolds an Area of Outstanding Natural Beauty and enjoys a good local pub called The Blacksmith's Arms. Neighbouring Caistor offers local amenities including the well respected Caistor Grammar School and Grimsby is approximately 14 miles away with the full range of shopping facilities, leisure amenities and a further choice of schools. Humberside Airport is also very accessible at approximately 9 miles away. Louth and Cadwell Park are also within easy reach. The vibrant market town of Market Rasen is approximately 10 miles away with its race course and extensive rail links to Lincoln, Newark, London and beyond.

Directions

From the centre of Rothwell village on Caistor road, take the turning up School Lane opposite The Blacksmith's Arms public house. Travel a short way up the lane and the plot will be found on the left.





The Proposed Dwelling and Plot

The plot enjoys a very quiet position along a no through road that leads to the village Church, in an elevated setting offering some superb views of the surrounding countryside. The plot has a gentle gradient and sits slightly above the road level. The plot has a mature setting with hedging and trees to boundaries and is set between existing residential dwellings. The proposed dwelling is of a traditional design with brick facing walls under pitched and tiled roofs, with an adjacent garage in a complementary design. It is anticipated that the dwelling will use an air source heat pump heating system supplemented by solar panels fitted to the rear roof aspect.

There will be ample amenity space around the new dwelling comprising a generous parking area along with front, side and rear gardens. The plans respond sympathetically to the character of the village setting and neighbouring properties.

Accommodation

The dwelling has been designed with contemporary and versatile living in mind and the layout can be viewed on the enclosed plans. It comprises; A front porch giving access to the entrance hall. To the left is the snug and study/fourth bedroom, beyond which is the WC and utility room. A door to the right gives access to a large open plan family space comprising dining and sitting area adjacent a fireplace leading into the spacious kitchen with central island, having vaulted ceiling with sky lights and windows to both aspects and patio doors to rear garden.

On the first floor there is a spacious gallery landing with large master bedroom suite to the left comprising a double bedroom with en suite shower room. On the opposite side are 2 further bedrooms and a family bathroom. Adjacent to the house will be a single detached garage.

Planning

Full planning permission was granted (application number 146713) by the West Lindsey District Council Planning Department on 20th September 2024. Details can be emailed by the selling agent on request. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer. The archaeological investigation dig and report mentioned in the decision notice has been instructed by the vendor and is due to commence February 2025.

Method of Sale

The land is for sale by Private Treaty.

Council Tax and Business Rates

The property is not recorded on the West 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. The land can be accessed directly from the public highway via an existing pedestrian gate.

Tenure

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

Viewing

You may enter the site on foot only during daylight hours and by prior appointment. Please contact the selling agent for further information on viewing and to register your interest.

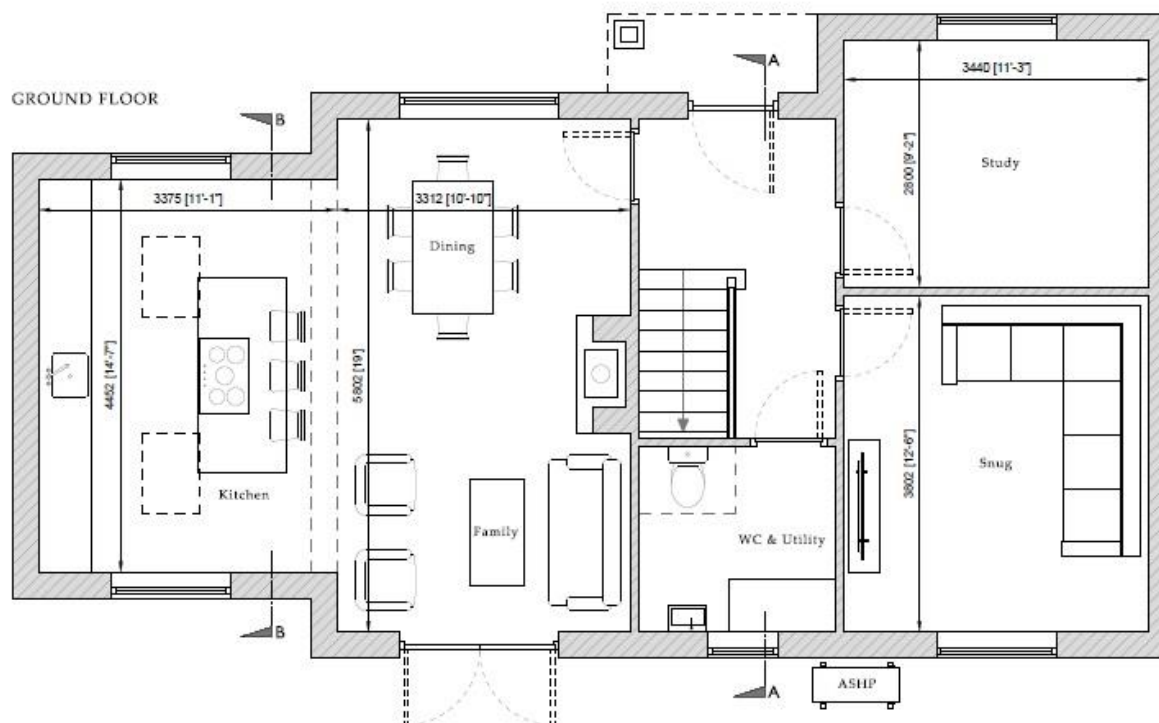
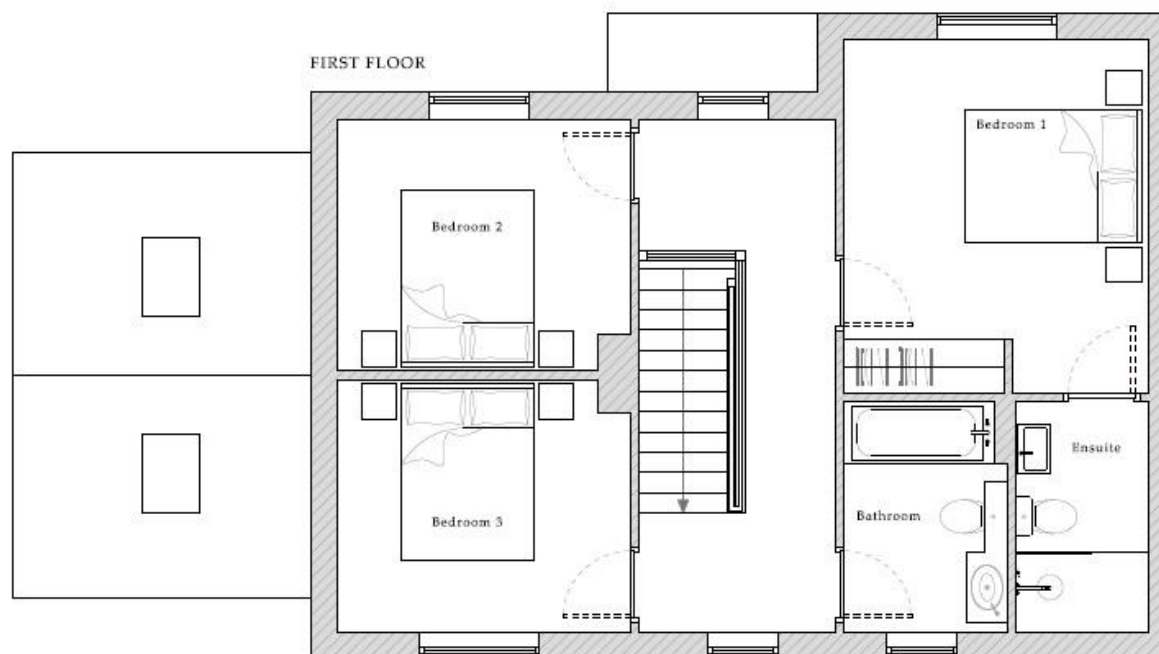
General Information

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 drainage, electricity and water available in the village— applicants should satisfy themselves as to the precise position and accessibility of these services.



REAR / SOUTH EAST ELEVATION





MASONS

EST. 1850

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