



Building Plot at Trianja

Alvingham

M A S O N S
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Building Plot at Trianja

Alvingham, Louth
Lincolnshire LN11 0QD

An opportunity to purchase an individual building plot of over $\frac{1}{4}$ acre (subject to survey) with full planning permission for the construction of a modern, detached cottage-style dwelling with 2/3 bedroom contemporary accommodation, mature setting and a useful modern timber-built outbuilding.

Full Planning Permission

Over 0.25 acre (subject to survey)

Attractive cottage style design

2/ 3 bedrooms, living room with fireplace

Feature living/dining-kitchen with vaulted ceiling and glazed gable

Excellent detached timber outbuilding included in the sale

Attractive, mature and peaceful rural village setting

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Planning

Full planning permission was granted by the East Lindsey District Council on 14th November 2024 for the erection of a dwelling and construction of a vehicular access on land to the rear of Trianja, Church Lane, Alvingham.

A pdf copy of the planning permission and approved drawings can be emailed on request or viewed on the ELDC website searching for application N/004/01408/24. There are planning conditions relating to the timescale for the development to take place, construction to be in accordance with approved plans, materials to be as specified on the application form and approval of the details to be submitted regarding parking for construction vehicles, including cars.

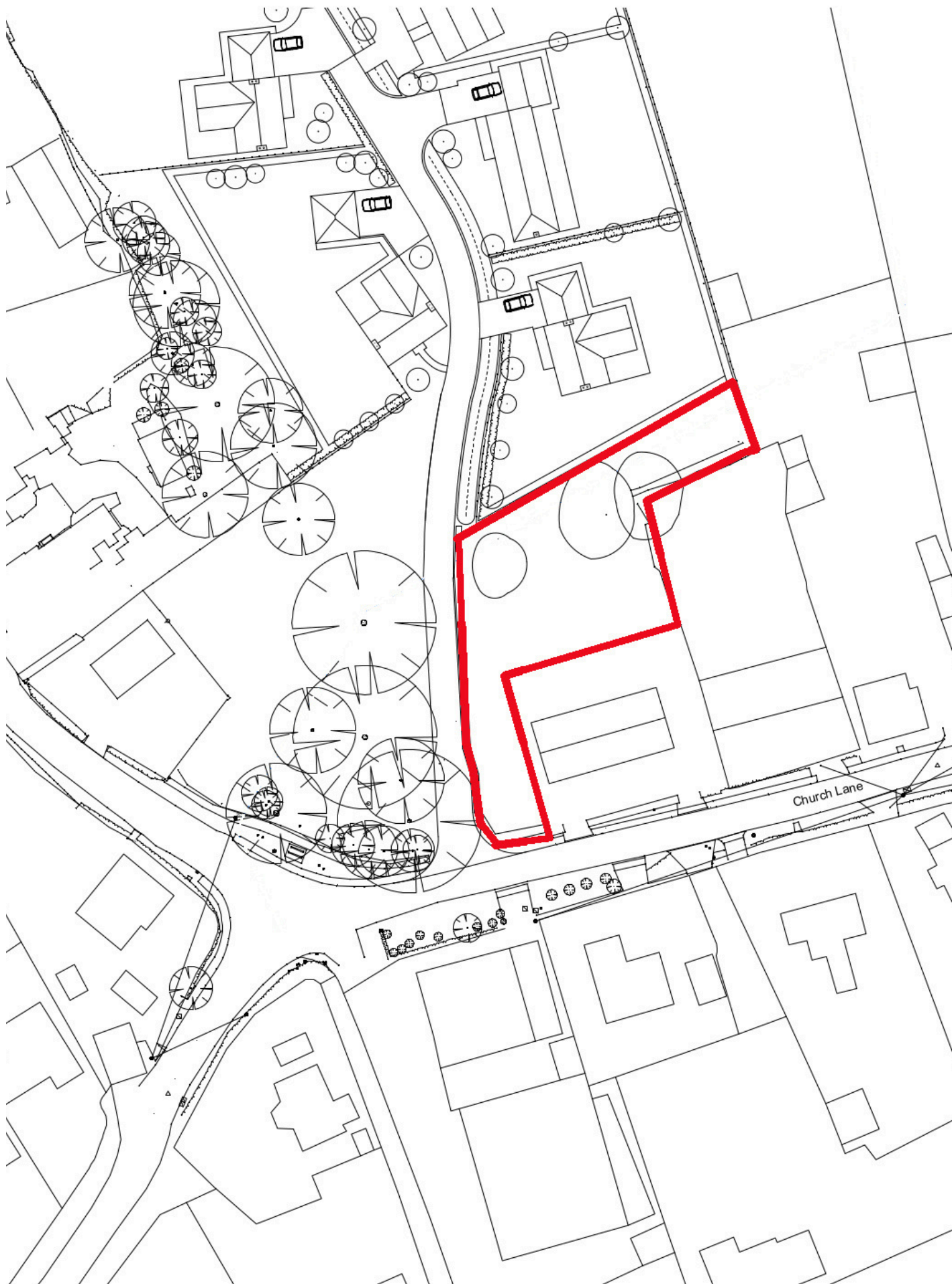
A tree constraint and protection report has been submitted to the Local Planning Authority on 17th September, 2024 and the development is to be completed in accordance with the details contained within.

The conditions specify that no roof extensions or alterations, including the installation of new windows, changes to roof materials, shall be carried out. A tree planting and landscaping scheme is to be submitted to the local planning authority and approved prior to the commencement of any of the permitted development above damp proof course and to be implemented within a specified time period.

There are also standard requirements regarding water consumption and a requirement to notify the local planning authority if any contamination is identified during the construction works, with a method statement detailing a scheme for dealing with the identified contamination.

The above is a summary of the conditions and applicants should carefully study the full planning permission document. In addition to providing a pdf copy of the decision notice on request, copies of the approved plans can also be sent by email.





The Proposed Dwelling

The approved design is for an attractive and individual detached, cottage-style dwelling of T-shaped configuration overall with pitched roof structures and a pitched roof dormer to be covered in concrete interlocking tiles and featuring four gables, to include a glazed gable to a living/dining kitchen which will include a high, vaulted ceiling. The proposed driveway is between Roberts Meadow and the existing bungalow, Trianja, where a sweeping drive will lead to a parking forecourt and an integral garage of generous proportions.

On the ground floor, a front door and glazed side panel will give access to a reception hall with a cloakroom/WC off and a return staircase with quarter or half landings to the first floor. Doors to each side open into a study/bedroom 5m x 3.97m and a living room 5.14m x 3.45m with proposed chimney for a log-burning or multi-fuel stove. This room will have a window on the front elevation and French doors opening onto a garden at the rear.

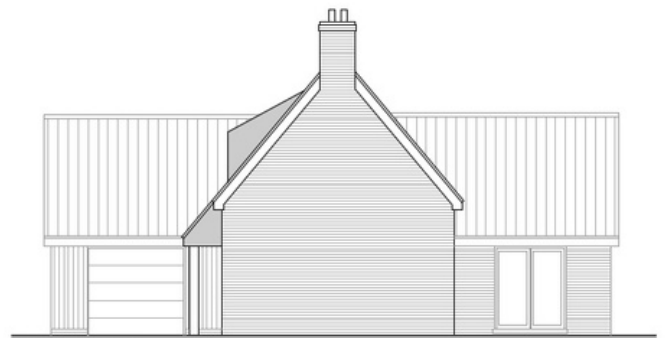
From the rear of the reception hall there is a walk-through opening into the living/dining kitchen 6.58m x 5m with ample space for a range of fitted units including an island, a space for dining and seating with the previously mentioned gable to the rear elevation and French doors on the side elevation. The feature staircase will be visible. Adjacent is a utility room with side window and door to outside. On the first floor there is a landing with two skylight windows and doors lead off to the bedrooms 3.45m x 3.96m + bay and 3.96m x 3.61m max, and the bathroom 2.34m x 1.8m, all of which have smart sloping, cottage-style ceilings. The master bedroom has a walk-in dormer window and is designed to have built-in units on either side of the chimney breast. The second bedroom is another good-size double bedroom with gable window. The bathroom will have a skylight window on the rear roof slope and is designed for a suite of bath, wash basin and WC.



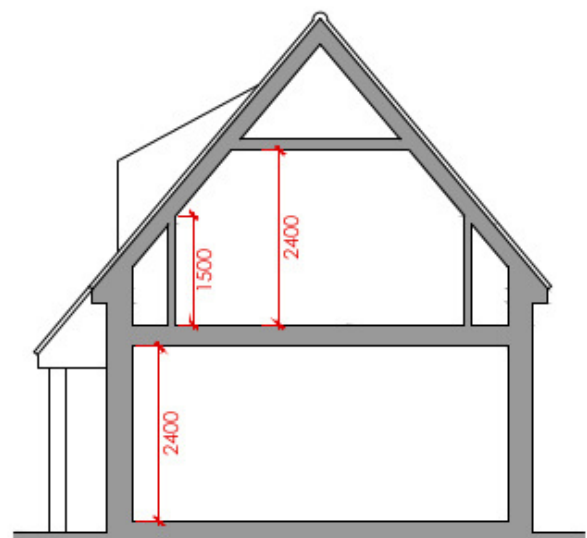
REAR / EAST FACING



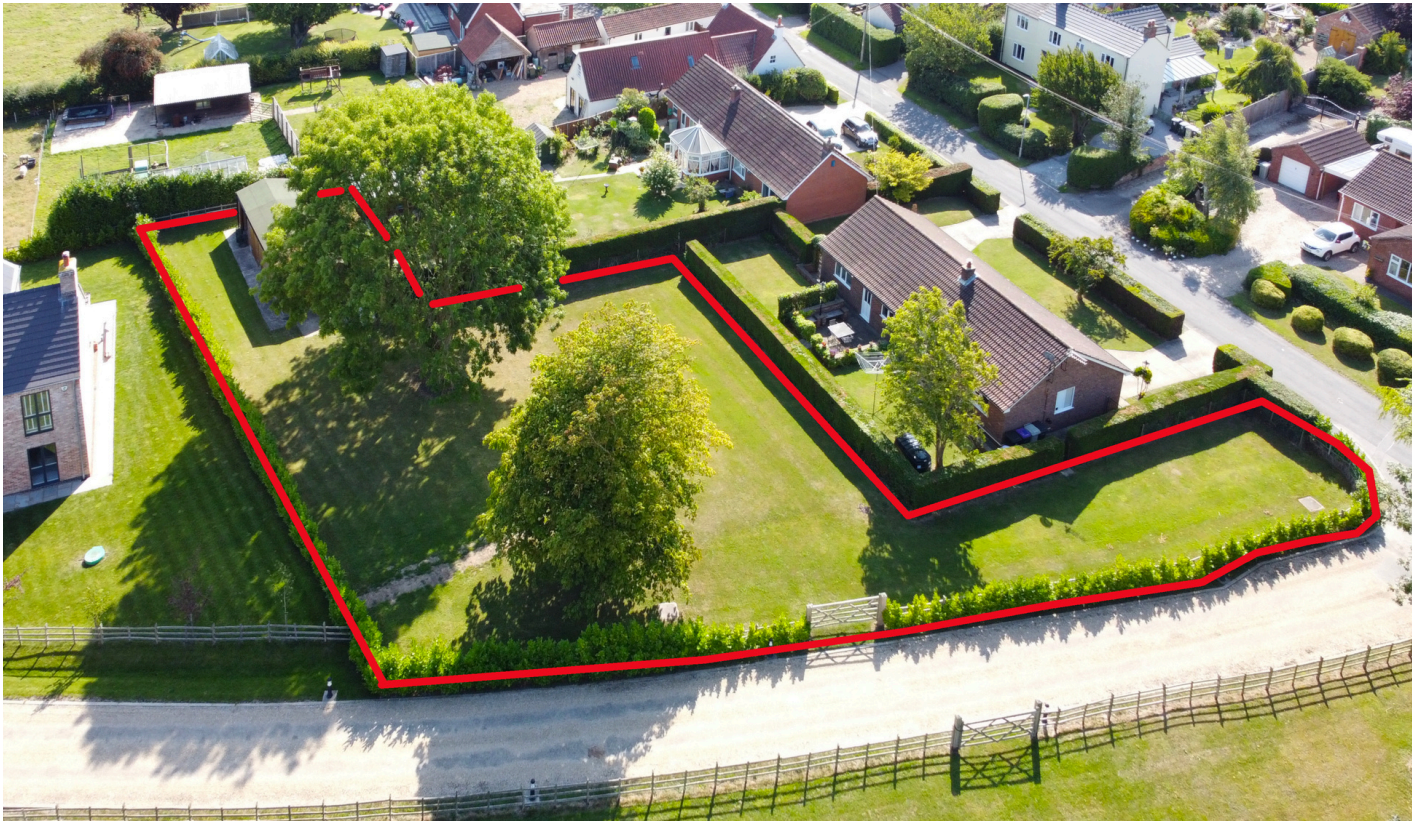
FRONT / WEST FACING



SIDE 1 / SOUTH FACING



SECTION A-A





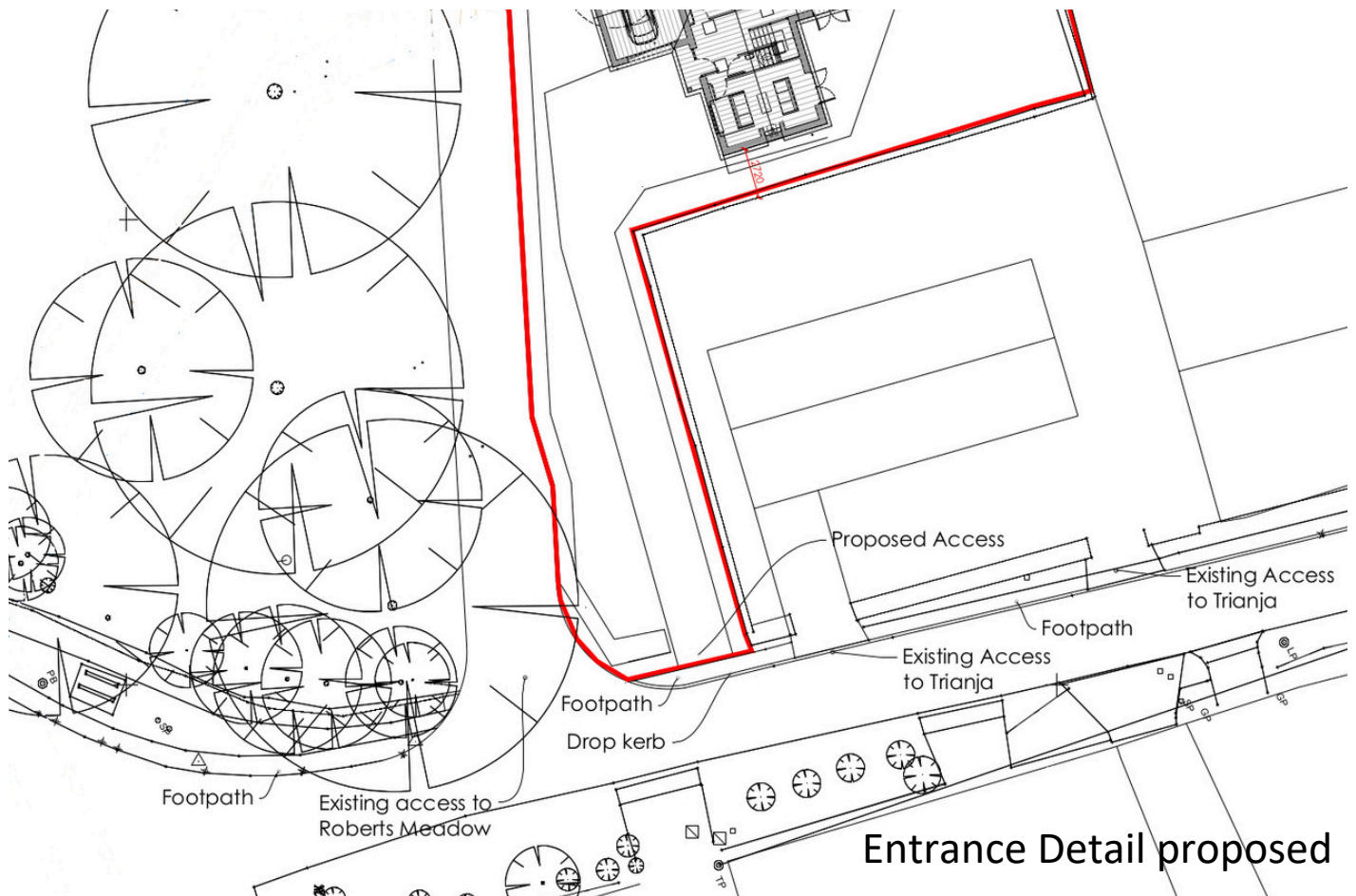
The Existing Timber Outbuilding

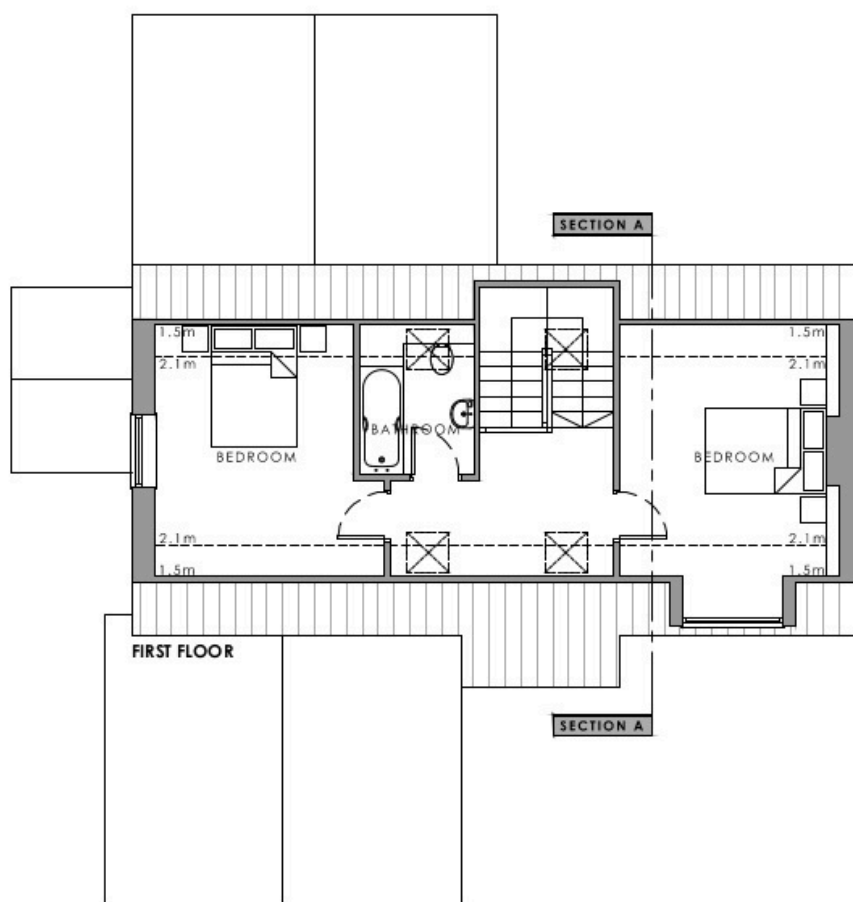
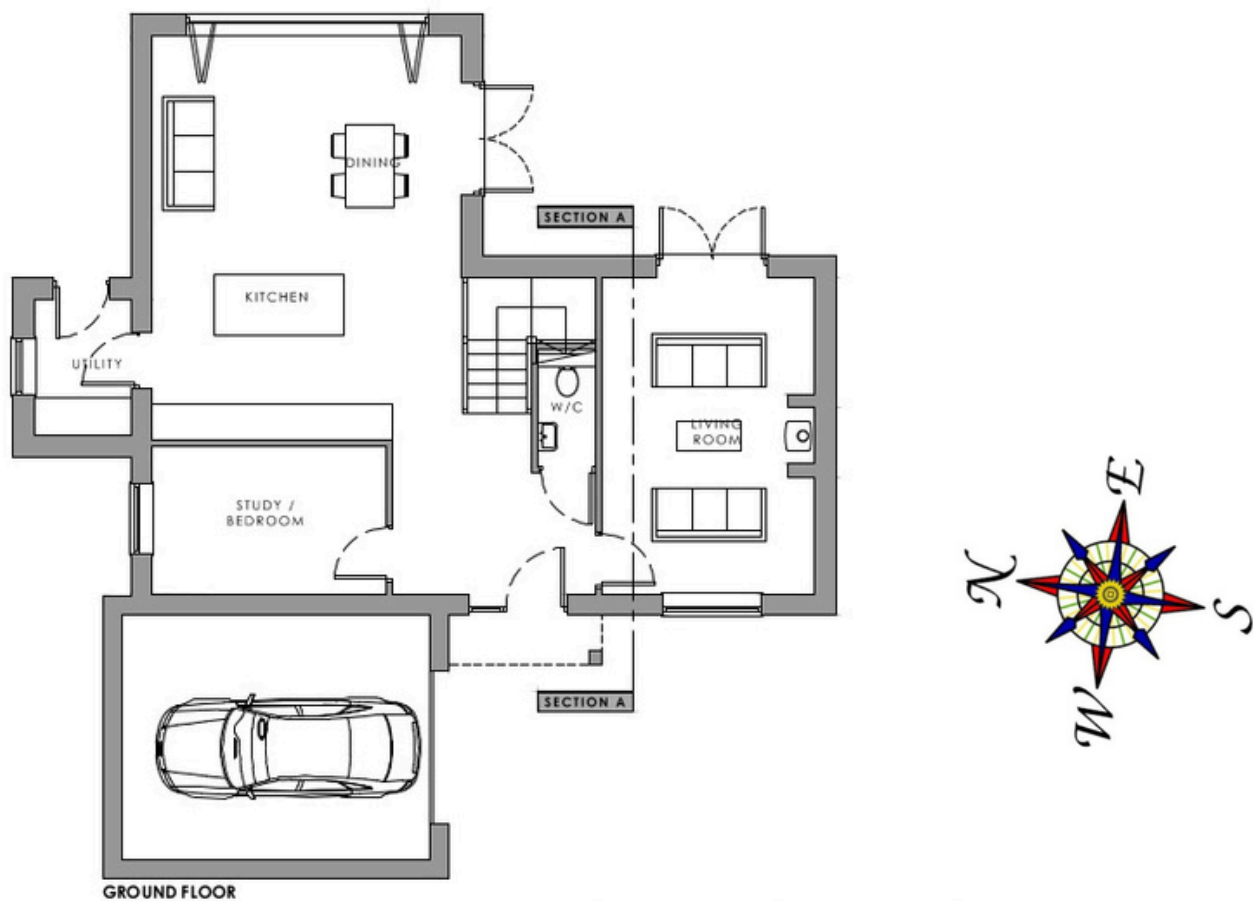
Constructed on a concrete base and block walls with timber frame and panelling under a mineral felt roof, the building is separated internally to form a garage/implement shed 6m x 3.6m internally, with double timber, ledged and braced front doors forming a 2.1m wide opening and a side ledged and braced pedestrian door; a tractor shed 3.1m x 3.6m deep with double ledged and braced doors to the side elevation, again forming a 2.1m opening and an open-fronted implement/tool store with a 2.3m wide opening on the side elevation and measuring 3m x 3.6m deep. There is a stepped concrete pathway at the side and a paved approach to the garage/implement shed.

The Setting

The plot is positioned within attractive village surroundings and to date, has been an attractive grass paddock for the bungalow Trianja, with mature ash and horse chestnut trees and enclosed by post and rail fencing to the side and rear, together with laurel hedges to the outer side.







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.

Alvingham

A country village
with two churches
in one churchyard

Alvingham is an attractive country village just three miles from Louth market town and containing a variety of individual properties in a quiet and peaceful location. A 12th Century Priory stood in the village until the dissolution of the monasteries.

The village is one of only a handful of locations where 2 churches share the same churchyard. St Adlewold's church being the only church in Britain dedicated to the Saxon Saint Adlewold. St.Mary's church is now redundant. Alvingham is also home to a historic watermill and there are fishing lakes on the outskirts. The rich history of the village can be found using the following link to a work by local farmer Philip Henry Shucksmith (1927-2016)

<https://www.alvinghamvillage.co.uk/history>



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 (26 miles) and Grimsby (16 miles).



Viewing

Viewing is strictly by prior appointment through the selling agent

Council Tax

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 .

Method of Sale

The land is for sale by Private Treaty.

Agent's Note

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 sale contract will include conditions relating to timescale for the new-build and provision that no changes are to be made to the approved design or additional buildings on site without the prior consent of the vendor, such consent not to be unreasonably withheld.

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 Ticklepenny 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. Follow the road for a short distance and the plot will be found on the left, immediately after Roberts Meadow with proposed driveway entrance before Trianja on the left.

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. Any Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Applicants should satisfy themselves as to the position and accessibility of services. The red-lined aerial image shows the approximate position of the boundaries and should be verified against the contract plan at sale stage. Floor plans, elevations and approximate room dimensions are taken from the approved architect's drawings..

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EST. 1850

Cornmarket,
Louth, Lincolnshire
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