



The Mill

Ludford

M A S O N S

— Celebrating 175 Years —

The Mill

Sledge Hill, Ludford, LN8 6AA



Benefitting from Full Planning Permission

Elevated spot, short walk to popular village pub

Designed for contemporary and versatile living

Replacement Dwelling consent

5.86 acre (sts) site, ideal for equestrian or
horticulture use etc (stp)

Old mill and grainstore buildings

Panoramic views of Wolds countryside

Planning for 4 bedroom family home 242 square metres
(2600 sq ft)

An excellent opportunity to acquire a generous building plot in a popular Lincolnshire Wolds village benefitting from full planning permission for the demolition of an existing house and erection of a new four bedroom home, within its own grounds of approximately 5.86 acres. The well planned accommodation offers versatile family living space extending to around 2,600 square feet.

Adjacent the house are old farm buildings including the brick built Mill and grain store ideal for conversions (stp). The plot is well positioned in an elevated spot with no near neighbours and just a short walk to the popular village pub.

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The Mill







The Proposed Dwelling and Plot

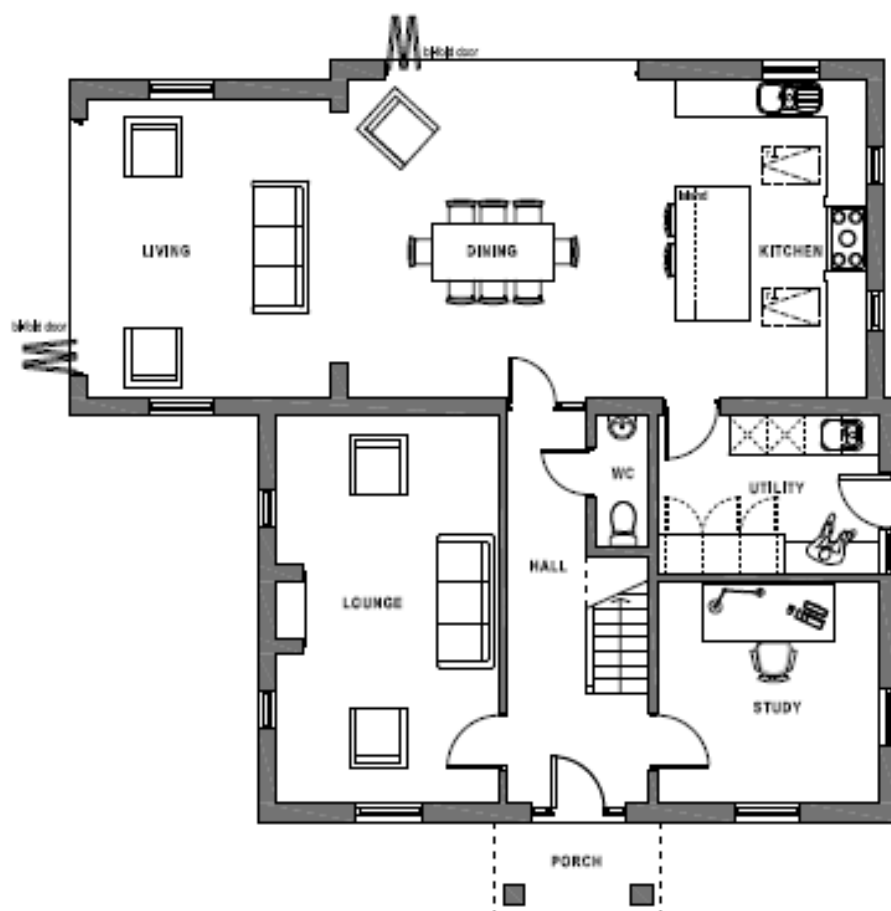
The plot enjoys a very quiet position off a no through road that leads out into the open countryside. The plot includes a total of 5.86 acres (sts) with a track leading up to the old dwelling. The existing buildings on site include the old mill and grain store buildings. The proposed dwelling will replace the existing dwelling in the same position and is of a traditional design with brick facing walls under pitched and tiled roofs. 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 with WC off. To the left is the spacious lounge and a study to the right side. At the rear, a large open plan family space comprising dining and sitting area 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 to two aspects. There is also a utility room off the kitchen with side access door. On the first floor there is a spacious gallery landing with large master bedroom suite to the rear comprising a double bedroom with dressing room and en suite shower room. There are also are 3 further bedrooms and a family bathroom.



Planning

Full planning permission was granted (application number N/108/00847/24) by the East Lindsey District Council Planning Department on 20th September 2024 for the Erection of a house with the construction of vehicular access and demolition of existing dwelling.

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.

Method of Sale

The land is for sale by Private Treaty.

Council Tax and Business Rates

The property is recorded on the East Lindsey District Council website for council tax purposes band A but any residential development 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.

Boundaries

The purchaser will be required to fence the boundaries with Lincolnshire post and rail fencing within one year of completion. Images and red lines suggesting boundaries are for guidance only and purchasers should rely on contract plans from solicitors.



NORTH ELEVATION



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 property is accessed from Sledge Hill. A covenant is in place for the sale to restrict the site to one residential dwelling.

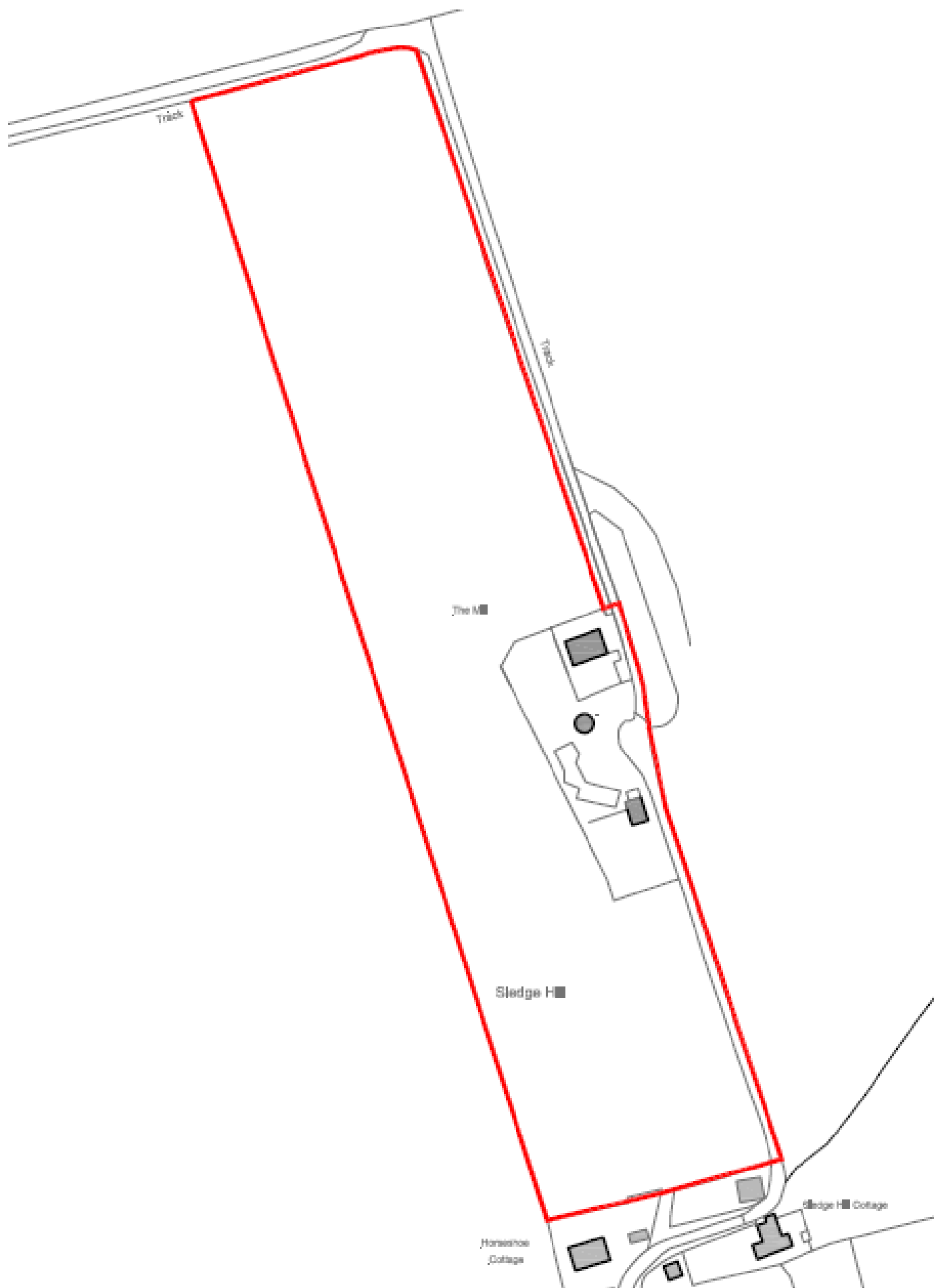
Tenure

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

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.









Ludford

Peaceful, scenic, historic.

Ludford is a country village occupying an elevated position within the Lincolnshire Wolds, an area designated as being of outstanding natural beauty. The village benefits from the highly rated public house of White Hart Inn and is approximately 22.4 miles from Lincoln, 21.4 miles from Grimsby, 34.1 miles from Boston whilst the market towns of Louth and Market Rasen are within closer reach at 9.2 miles and 5.6 miles respectively. The latter are market towns with shopping facilities, primary and secondary schools, various recreational facilities including a theatre and a cinema at Louth whilst Market Rasen is well known for the National Hunt Race Course.





Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Viewing

Strictly by prior appointment through the selling agent. You may enter the site on foot only during daylight hours and by prior appointment.

Services Connected

The property is believed to be connected to water and electricity and will require a new private drainage system to be installed. Applicants should satisfy themselves with all services, which have not been tested.

Tenure

Freehold

Directions

Take the A631 towards Market Rasen from Louth and follow the road for approximately eight miles across the Wolds to the village of Ludford. Take the right turning into Sledge Hill and follow the lane up the hill around the bends onto the farm track, the property is then just a short distance along.

Location

What3words : [///amuse.climber.sonic](https://www.what3words.com/#!/amuse.climber.sonic)

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. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

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Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.

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