



The Triangle, Sharpley's Court,  
Louth LN11 9EZ



# The Triangle – Commercial and Residential Development Opportunity

01507 350500

A unique town centre development site positioned in the heart of the Louth Conservation Area with Full Planning Permission for a detached 3-storey complex of imaginative design combining contemporary style with traditional theme and incorporating 13 apartments and 2 retail units, all positioned just a few yards from the main town centre.





**Directions**

From St. James’ church, on foot, proceed south along Upgate passing Little Eastgate and Mercer Row. The next road on the left is Kidgate but note that this is a one-way road in the opposite direction. After a few yards, the site is on the left, immediately after the Joseph Morton Inn and Restaurant.

By car commence the same route from the church, go past Kidgate and turn left at the lights. Very soon take the first left turn down Lee Street and at the T-junction with Kidgate, the site will be facing you on the right.

**Planning**

Full planning permission was granted on the 3<sup>rd</sup> July 2020 “for the erection of a building comprising 13 no. apartments and 2 no. retail units and change of use, conversion of and alterations to the existing outbuilding to provide 1 no. dwelling” in respect of Application N/105/01836/19.

(Please note that the conversion of the existing building does not form part of the site which is being offered for sale and will be developed by the owner and marketed for sale through Masons.)

The planning decision with conditions and copies of the associated documents and plans can be viewed or downloaded from the East Lindsey District Council website by copying and pasting the following link into an internet browser:

<https://publicaccess.e-lindsey.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

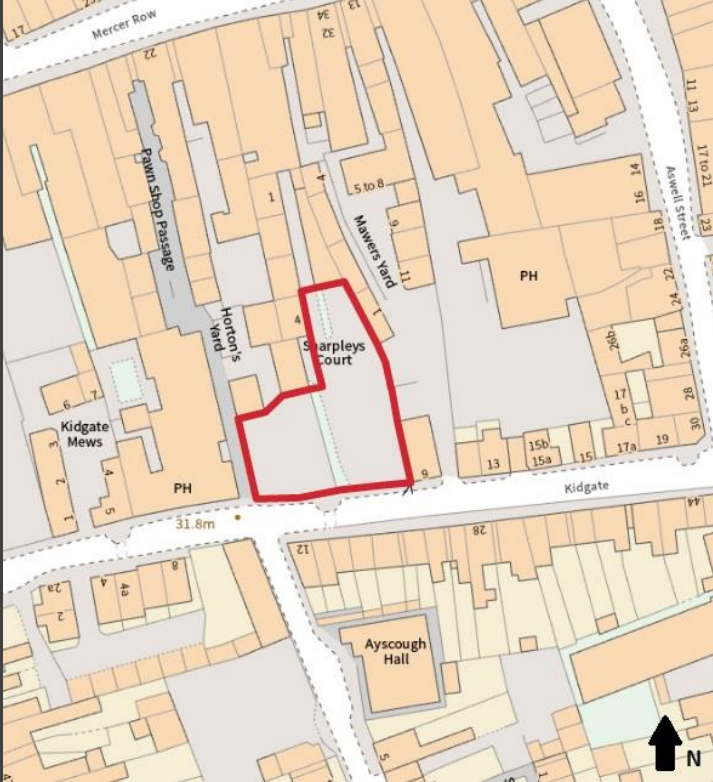
Please note that the above is a link to the planning conditions and interested parties are urged to carefully consider the decision notice in detail. A PDF copy and further information can be emailed on request.

**The Site**

The land is presently in use solely as a private car parking area for the town centre but stands within the Conservation Area and is literally just a few paces from the main shopping area via Pawnshop Passage which leads north along the western boundary. The proposed development will face south onto Kidgate with vehicular access from this one-way road. The new building will also enjoy a return-frontage onto Pawnshop Passage, a blue brick paved pathway sloping gently down and then through a passageway under the buildings facing Mercer Row.



**PROPOSED VISUAL**  
PAWNSHOP PASSAGE







## Louth

A popular town known for the three markets which take place each week, and a shopping centre with more independent shops than many comparable market towns in the country. There are local infant, primary and academy schools including the King Edward VI grammar, and the town has excellent sporting and recreational activities. These include the golf course, tennis academy, bowls, the Meridian Centre with swimming pool and playing field, the London Road sports centre and many local clubs and hobby societies. There is a well-supported theatre, a cinema, and Louth has many cafes, bars, inns and restaurants.

## The Proposed Development

The architect's illustrations suggest a substantial three-storey structure finished in a combination of natural brick faced and rendered external walls under pitched roof structures.

The building has been designed to provide stylish town centre apartments of varying layout and size together with two ground floor commercial units with frontage to Pawnshop Passage and Kidgate. However, this can be amended subject to planning to provide more commercial space if desired by the purchaser. The site historically has a previous commercial use and therefore currently stands as a brownfield site.

There is an opportunity for the developer to create two stylish retail units and high end residential apartments which will appeal equally to young and old alike, by virtue of the intended lift to all floors and the ability to enjoy the convenience and atmosphere of the setting. The buildings feature some large, double-glazed panels from floor level and two top floor units with potential balconies.

The Proposed Accommodation

Commercial - Ground Floor

The north commercial unit faces Pawnshop Passage and is designed with a central double door access with display windows on each side, rear door onto the drive-through courtyard area and a kitchenette off with WC and wash basin adjacent.

The south commercial unit has display windows to Pawnshop Passage and Kidgate with angled double doors at the corner junction. This unit otherwise has a second rear door, kitchenette and WC/basin as in the north unit.

Retail total floor area = 85.3m<sup>2</sup>.

Residential

The apartments are approached through an entrance and inner hallway with return staircase and lift to the upper floors. There are entrances from Pawnshop Passage and from the parking courtyard. On the upper floors the stairs and lift open onto a central landing and the flats in the west and north wings have inner lobby entrances off.

Ground Floor

Apartment A1 is a ground floor 2 double-bedroom unit with ensuite shower room and a second independent shower room off the L-shaped hallway while the living space comprises an L-shaped open-plan living and dining-kitchen.

Apartments A2, A8 and A13 are replicated on all three floors and each comprises a two double-bedroom unit with bathroom, hallway and living/dining-kitchen.







Apartments A3, A7 and A12 are also replicated on all three floors and each comprises a 2 double bedroom unit with ensuite shower room to the main bedroom and an independent bathroom off an L-shaped hallway. Again, there is a combined living and dining-kitchen.

### First and Second Floor

Apartments A4 and A9 are positioned on the first and second floors above A1 but are larger as a glance at the wide image on the first page of this online brochure clearly shows the projecting upper floors visible on the illustrated north elevation.

These units are an excellent size with two double bedrooms, ensuite shower room to the master, independent bathroom or shower room off an L-shaped hallway and a long open-plan living and dining-kitchen.

Apartments A6 and A11 are almost replications of The Triangle Penthouse below and on the first and second floors, each having one double bedroom, hallway, bathroom and a corner living/dining-kitchen, but the upper flat trades some living space for a superb south facing high-level balcony.

### The Triangle Penthouse

Apartments A5 and A10 are one double-bedroom units, the latter being The Triangle Penthouse with living/dining kitchen featuring a double-glazed gable facing the town centre. Though not shown on the plans this gable might incorporate a glazed door to a balcony with glass or solid screen subject to approval/building regulation consent.

### Exterior:

The completed structure will incorporate a drive-through access to the existing buildings on the north side and a second driveway on the east side from Kidgate to an enclosed courtyard with parking spaces for some of the units, a bin storage enclosure and access to the existing units and proposed bungalow conversion.

### Floor Areas :

Plans with dimensions will be made available as soon as received. In the meantime, the architect has advised the seller that the floor areas are as follows:

A1 = 65.7m<sup>2</sup>, A2/A8/13 = 61.1m<sup>2</sup>, A3/A7/A12 = 57m<sup>2</sup>, A4/A9 = 74.4m<sup>2</sup>, A5/A10 = 56.1m<sup>2</sup>, A6/A11 = 62m<sup>2</sup>.

Total ground floor area (excluding retail) = 233.8m<sup>2</sup>.

Total first floor area = 369.5 m<sup>2</sup>.

Total second floor area = 369.5 m<sup>2</sup>

**Viewing:** Please contact 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 illustrations are not to specific scale and are based on the architect's drawings at planning application stage. Site boundaries should be confirmed on the sale contract plan. The town centre has mains gas, water, electricity and drainage but applicants should satisfy themselves as to the location, capacity and accessibility of these services.



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#### Important Notice

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