



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Legbourne Road Louth LN11 8LQ

Offers in the Region Of
£795,000

An exciting and rare opportunity to purchase this unique plot of land approximately 7.2 acres STS located in this official area of outstanding natural beauty off Legbourne Road close to the historic market town of Louth. Visitors to this area can enjoy sweeping views of the Lincolnshire Wolds, spot the many variants of wildlife and take a stroll through the beautiful surrounding countryside. During the summer months the sun setting over the Wolds might just take your breath away, whilst visitors can take in the beautiful night sky. With approved planning REF N/100/01634/21 for siting of 30 touring caravan pitches, 5 log cabins, and 15 camping pods to include a reception building, a open store and the excavation of land to form a feature pond, this provides a fantastic opportunity to purchase a prime location providing an ideal holiday/camping site and creating a superb business opportunity. To view the full details of the approved planning please visit https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_EASTL_DCAPR_133918

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

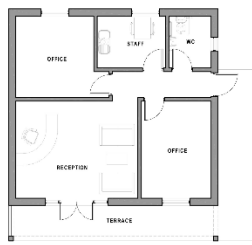
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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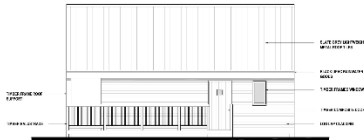
RECEPTION - FLOOR PLAN
Scale - 1:100



RECEPTION - FRONT ELEVATION
Scale - 1:100



BIN STORE - 1.5m timber fence
Scale - 1:100



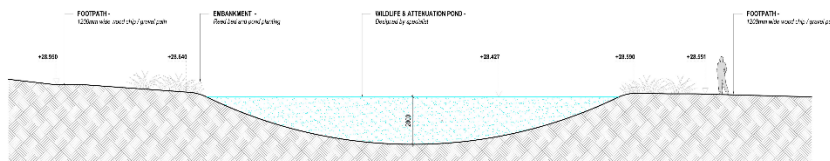
RECEPTION - SIDE ELEVATION
Scale - 1:100



RECEPTION - SIDE ELEVATION
Scale - 1:100



RECEPTION - REAR ELEVATION
Scale - 1:100



POND SECTION
Scale - 1:100

EXCESS SOIL -
excess soil from excavation to be placed
around the perimeter of the pond
to be used to the site to the best

Additional Information

If you fancy a trip into Louth or Mablethorpe the bus stops right outside the gate, while Cadwell Park is six miles down the road. Nutty Cottage is a 10-minute walk from the Royal Oak (known locally as The Splash) for good food and ales, and there is a convenience store less than a mile away. If you're a golf lover the 18-hole Kenwick course adjoins the site.

Location

The plot fronts onto Legbourne Road, on the south-eastern fringe of Louth Town Centre and to the rear of the plot is Kenwick Park Health and Leisure Club which holds a 5 star rating for its impressive woodland including a 34 bedroom hotel, lodge complex, golf course, ClubSpa and Evergreen spa. A perfect venue for all occasions.

Local Authority

East Lindsey District Council Tedder Hall Manby Park Louth Lincolnshire United Kingdom LN11 8UP

Tenure

The land will be sold as Freehold.



Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band 2: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



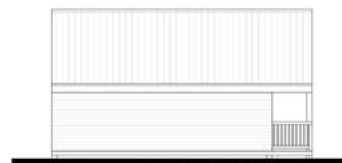
LOG CABIN - FLOOR PLAN
Scale - 1:100



LOG CABIN - FRONT ELEVATION
Scale - 1:100



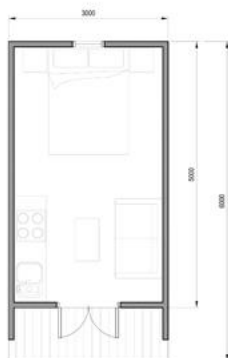
LOG CABIN - SIDE ELEVATION
Scale - 1:100



LOG CABIN - SIDE ELEVATION
Scale - 1:100



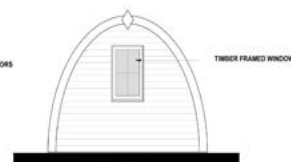
LOG CABIN - REAR ELEVATION
Scale - 1:100



CAMPING POD - FLOOR PLAN
Scale - 1:50



POD - FRONT ELEVATION
Scale - 1:50



POD - REAR ELEVATION
Scale - 1:50



POD - SIDE ELEVATIONS
Scale - 1:50



PROPOSED BLOCK PLAN

22.04.2020

HYC&A/C/18/001/0001



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.