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



**Land at Scrub Lane
Authorpe**

LN11 8PG

Guide Price £50,000

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

www.croftsestateagents.co.uk



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An excellent opportunity to acquire a parcel of freehold land in the peaceful rural setting of Scrub Lane, on the edge of the village of Authorpe near Louth, Lincolnshire (LN11 8JD). Situated next to the well-known Brick Yard Farm, the land benefits from open countryside views, level ground, and direct access from a quiet country lane. The area offers a tranquil lifestyle while remaining well connected, with the nearby market town of Louth providing a full range of amenities including shops, schools, and healthcare. The Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, are close by, offering scenic walks and riding routes, while the east coast towns of Mablethorpe and Sutton-on-Sea are less than 30 minutes away. Access to the A16 also provides good links to Grimsby, Lincoln, and the wider East Midlands. The land is offered freehold and is suitable for a range of uses, including amenity, grazing, or long-term strategic potential, subject to the necessary consents. Buyers are asked to make their own planning enquiries regarding their desired use before any auction or pre auction purchase. Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Viewings

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

Council Tax Information

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

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.