



2 Superior Building Plots & 1.11 Acres of Pastureland
Main Road, Maltby le Marsh, Alford, Lincolnshire

Willsons
SINCE 1842

2 Superior Building Plots & 1.11 Acres of Pastureland Main Road, Maltby le Marsh Alford, Lincolnshire, LN12 2HX

“AGENT’S COMMENTS”

Willsons are pleased to be able to offer for sale this unique opportunity to purchase one or two superior building plots together with an attractive area of pastureland with a separate access extending to approximately 1.11 acres situated in the centre of Maltby le Marsh.

Planning permission has recently been granted for the construction of two superior detached houses with double garages.

ABOUT THE AREA

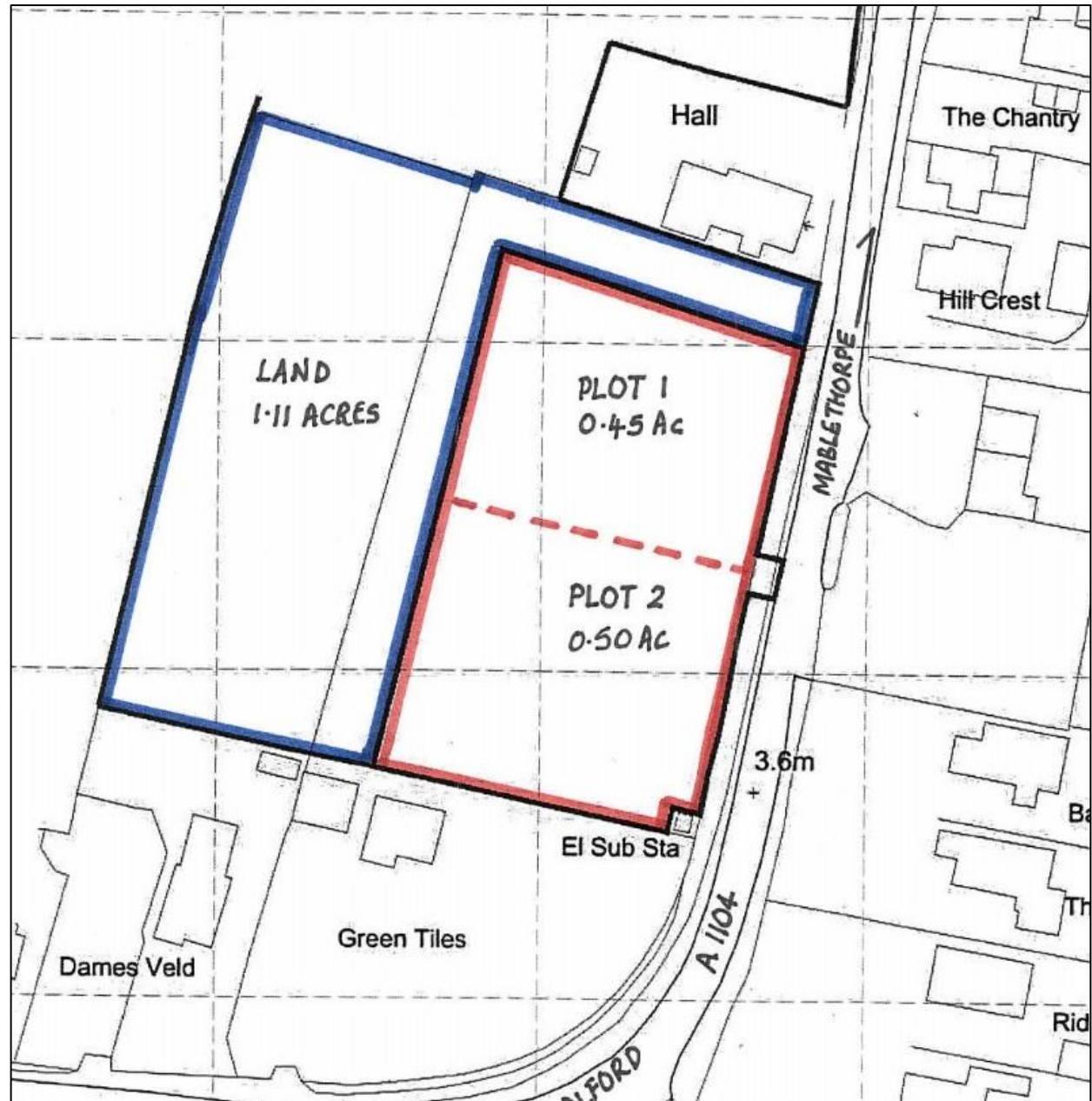
Maltby le Marsh is a village in East Lincolnshire situated approx. 4 miles from both the market town of Alford and the coastal town of Mablethorpe. Both towns offer a wealth of amenities including doctor’s surgery and primary schools along with a variety of shops both independent & national as well as eateries and takeaways. Alford is also home to secondary schools including a Grammar school and has a thriving market with market days being on a Tuesday & Friday as well as holding periodic Craft Markets. Mablethorpe has a cinema and sandy beaches.

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

Tel: 01507 621111

Email: alford@willsons-property.co.uk



For Identification Purposes Only Not to Scale
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LOCATION & ACCESS

Both plots are situated in the centre of the village of Maltby le Marsh adjacent to the Village Hall fronting onto the A1104. Their location should be identified by a "For Sale" board on each plot.



What3words: spreads.scribbled.gifted

TENURE & POSSESSION

The Freehold interest in the property is being offered for sale with full vacant possession upon completion.

SERVICES

All mains services are believed to be available within the public highway. Prospective purchasers should make their own enquiries as to the availability of services.

BOUNDARIES

The boundaries of the plots are shown on the plans submitted with the planning application. The exact position will be pegged out on site in due course. The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

PLANNING

Full planning permission has been granted by East Lindsey District Council for "two houses each with detached double garage and construction of a vehicular access". The Planning Application Number is N/112/00141/23, dated 23rd March, 2023.

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

PLOT DIMENSIONS (approximate)

Plot 1: Width 37m (average). Length 49m. Area 0.45 of an acre.

Plot 2: Width 41m. Length 50m. Area 0.50 of an acre.

Land & Access: 1.11 acres.

Land & Access

Immediately to the north of Plot 1 a good access has been retained (measuring approximately 10m in width) which leads to an attractive area of existing pastureland which lies to the rear of both Plots 1 and 2.

HM LAND REGISTRY

Both the plots and the pastureland are Title Number LL322188.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Due to the close proximity of the pastureland to the developed area for Maltby le Marsh, it is being sold subject to an Overage Clause with the vendor retaining 40% of the net uplift in value for any non-agricultural or equestrian use payable upon the sale of the land or commencement of development for 30 years from the date of completion.

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, and whether or not mentioned in these particulars of sale.

VIEWING

Viewing is permitted during daylight hours and a set of these particulars should be to hand when viewing. Anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LOCAL AUTHORITIES

Lincolnshire County Council

Newlands, Lincoln LN1 1YW. Tel: 01522 552222.

East Lindsey District Council

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.

Tel: 01507 601111

Anglian Water

Tel: 0345 791 9155

Western Power

Tel: 0800 096 3080

British Gas

Tel: 0330 100 0056

ASKING PRICE

Plot 1: £175,000

Plot 2: £175,000

1.11 Acres: £50,000

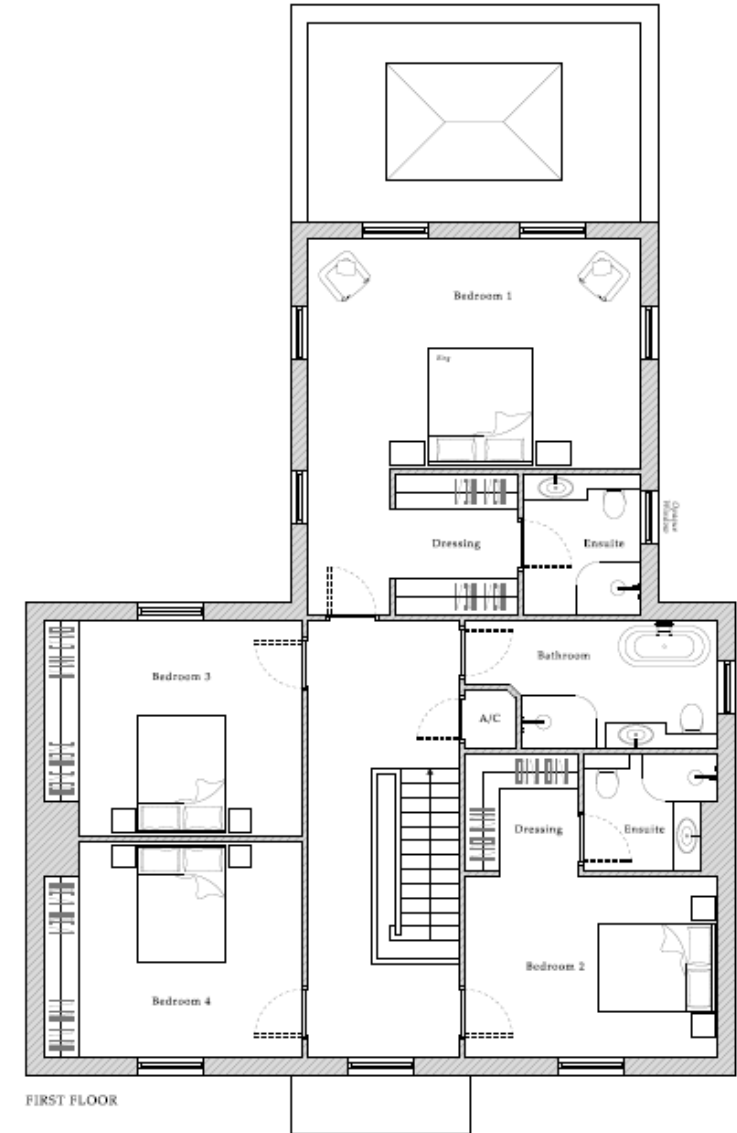
ACCOMMODATION: PLOT 1 (approx. 302m² or 3251 ft²)

Ground Floor:-

Entrance Hall with stairs to First Floor, Lounge, Study, Utility Room with Plant Room and WC off, Open Plan Kitchen (incl. Pantry) Dining & Family Room.

First Floor:-

Landing. Bedroom 1 with Dressing Area and Ensuite. Bedroom 2 with Dressing Area and Ensuite, Bedroom 3, Bedroom 4, Bathroom.



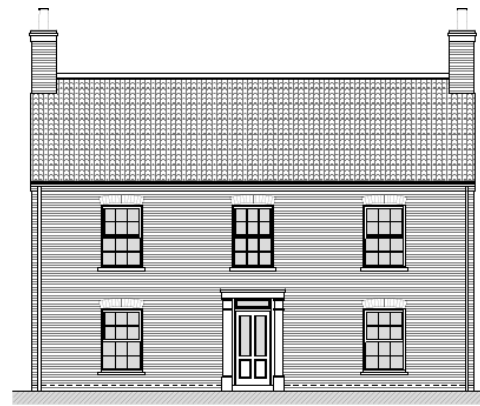
ACCOMMODATION: PLOT 2 (approx. 307m² or 3304 ft²)

Ground Floor:-

Entrance Hall with stairs to First Floor, Lounge, Snug/TV Room, Utility Room with Plant Room and WC off, Open Plan Kitchen (incl. Pantry) Dining & Family Room.

First Floor:-

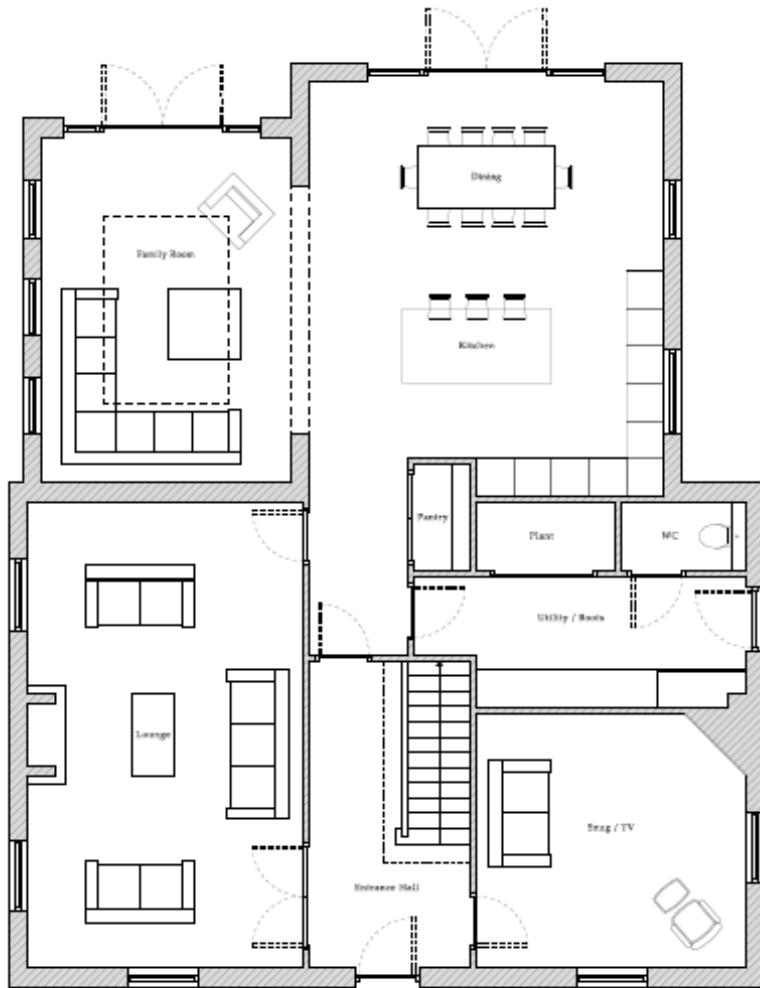
Landing, Bedroom 1 with Dressing Area and Ensuite, Bedroom 2 with Dressing Area and Ensuite, Bedroom 3, Bedroom 4, Bathroom.



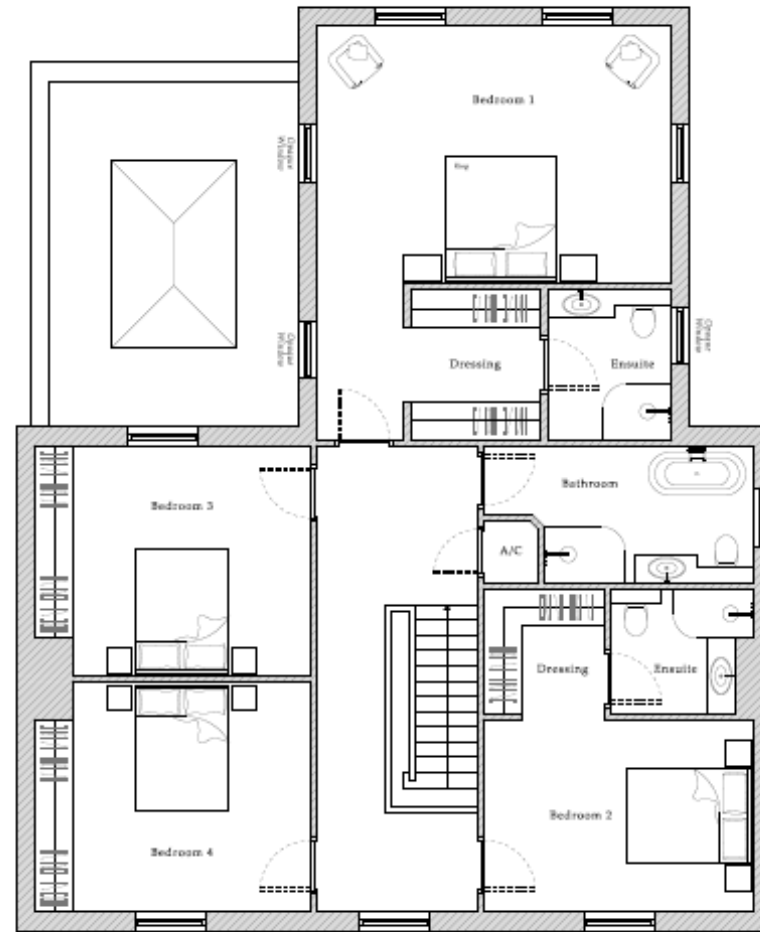
FRONT / EASTERN ELEVATION



SIDE / SOUTHERN ELEVATION

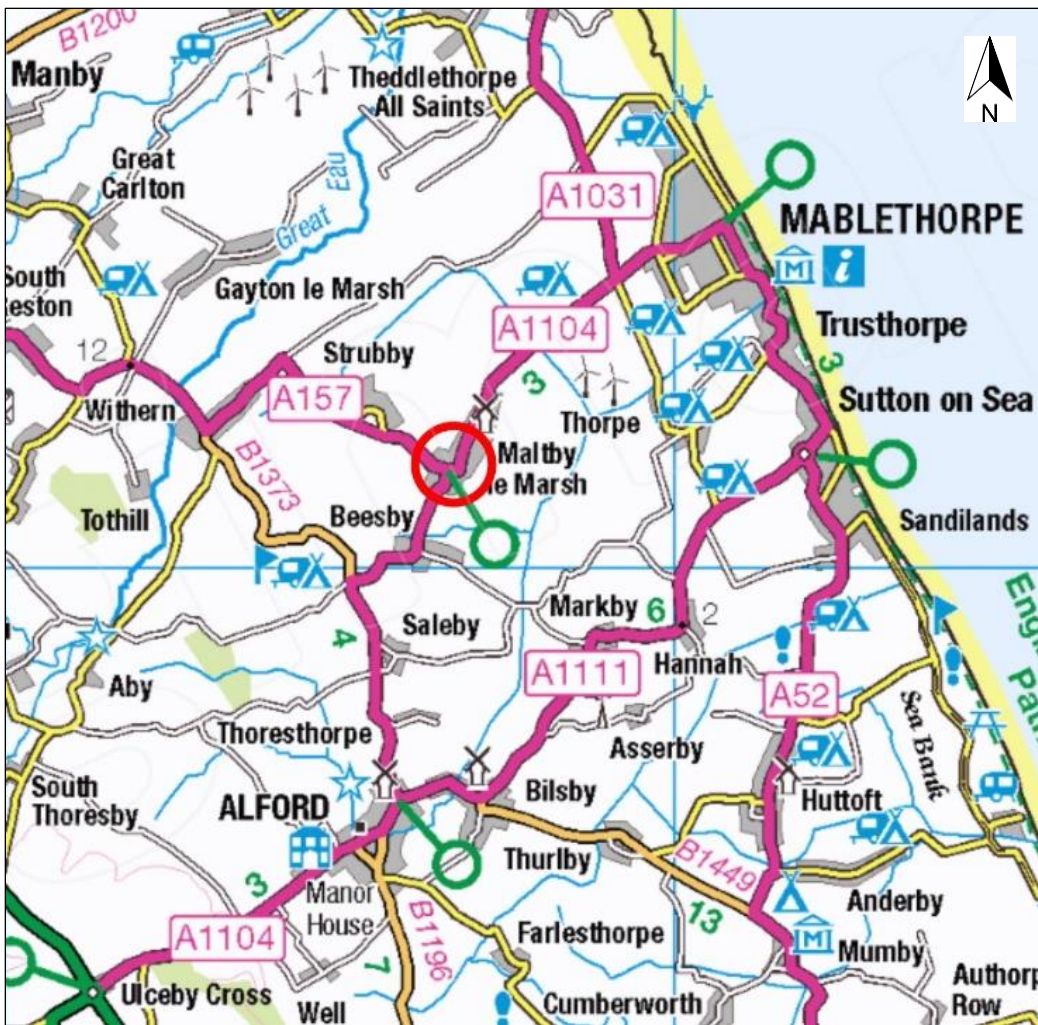


GROUND FLOOR



FIRST FLOOR





Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Alghita Road 01754 896100

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