



Individual Building Plot

Hodgetoft Lane, Maltby le Marsh, Lincolnshire

Willsons
SINCE 1842

Individual Building Plot

Hodgetoft Lane, Maltby le Marsh,
Lincolnshire, LN13 0JR

“AGENT’S COMMENTS”

Willsons are pleased to be able to offer for sale an opportunity to purchase an individual building plot situated in a quiet location within the village of Maltby le Marsh.

Full Planning Permission has recently been granted for the construction of a substantial single dwelling with integral garage.

The Vendor will install the public footpath to the front and connect mains water to plot.

Asking Price: £160,000

ABOUT THE AREA

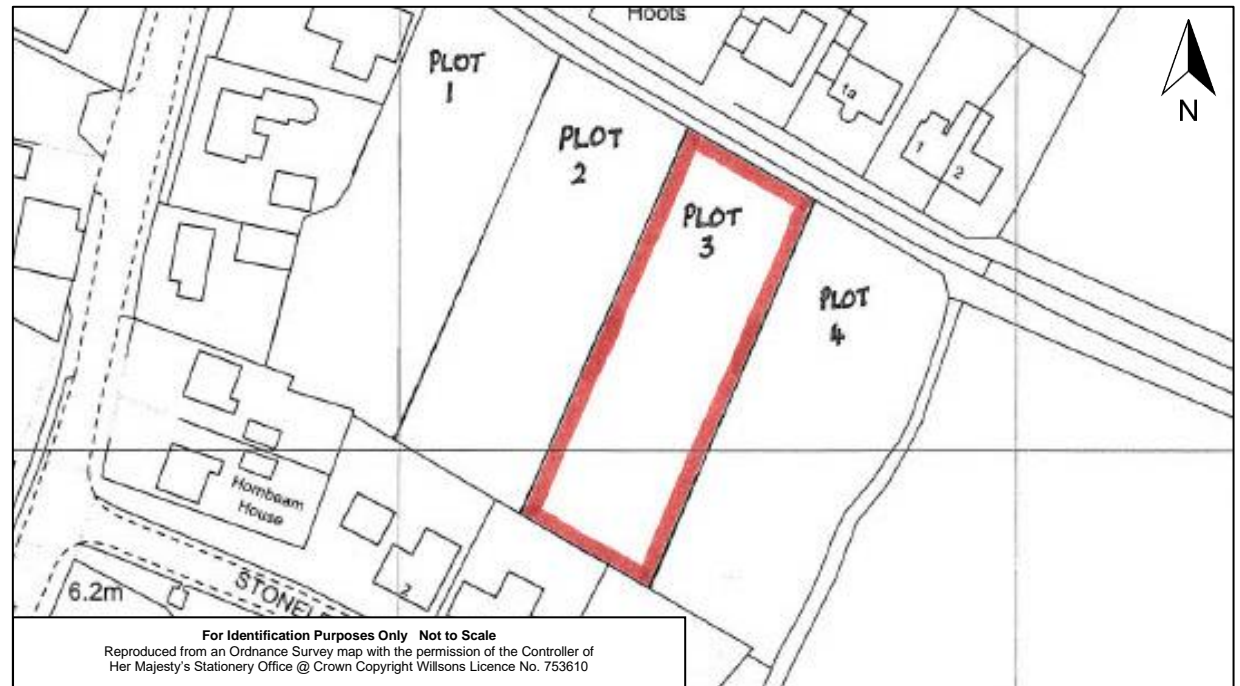
Maltby le Marsh is a village in East Lincolnshire situated approx. 4 miles from both the market town of Alford and the coastal town of Mablethorpe. Both towns offer a wealth of amenities including doctor’s surgery and primary schools along with a variety of shops both independent & national as well as 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.

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

Tel: 01507 621111

Email: alford@willsons-property.co.uk



LOCATION & ACCESS

The plot is situated in the village of Malty le Marsh. Access to the plot is gained via Hodgetoft Lane, a no through road. The location should be identified by a "For Sale" board at the entrance to the plot.

 **What3words: learns.solution.congested**

TENURE & POSSESSION

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

BOUNDARIES

The boundaries of the plot are marked on site. 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 "erection of dwelling". The Planning Application Number is N/112/00722/23, dated 16 June, 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>).

BUILDING REGULATIONS & SAP CALCULATIONS

All Building Regulations drawings have been completed for the property.

The SAP calculations have been completed for the build. The calculations have been designed for Air Source Heating; therefore, gas will not be required to be connected.

PLOT DIMENSIONS (approximate)

Frontage – 24.10m Depth – 80m

HM LAND REGISTRY

The Title No. of the plot is LL416162.

SERVICES

The vendor will install mains water to the plot. We understand that drainage and storm drains have been connected to the property. We understand mains electricity is available in the locality, please see the comments regarding gas in the paragraph 'Building Regulations & SAP Calculations'. Prospective purchasers should make their own enquiries as to the availability of services.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any rights which affect the land; however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

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

Cadent Gas

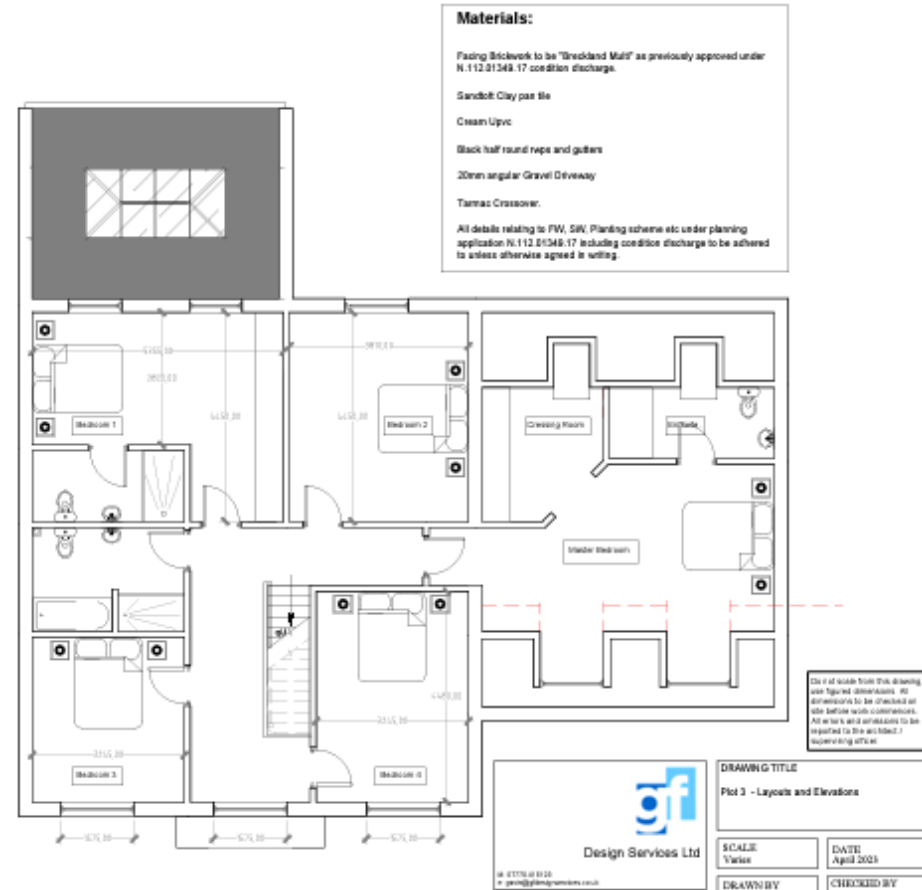
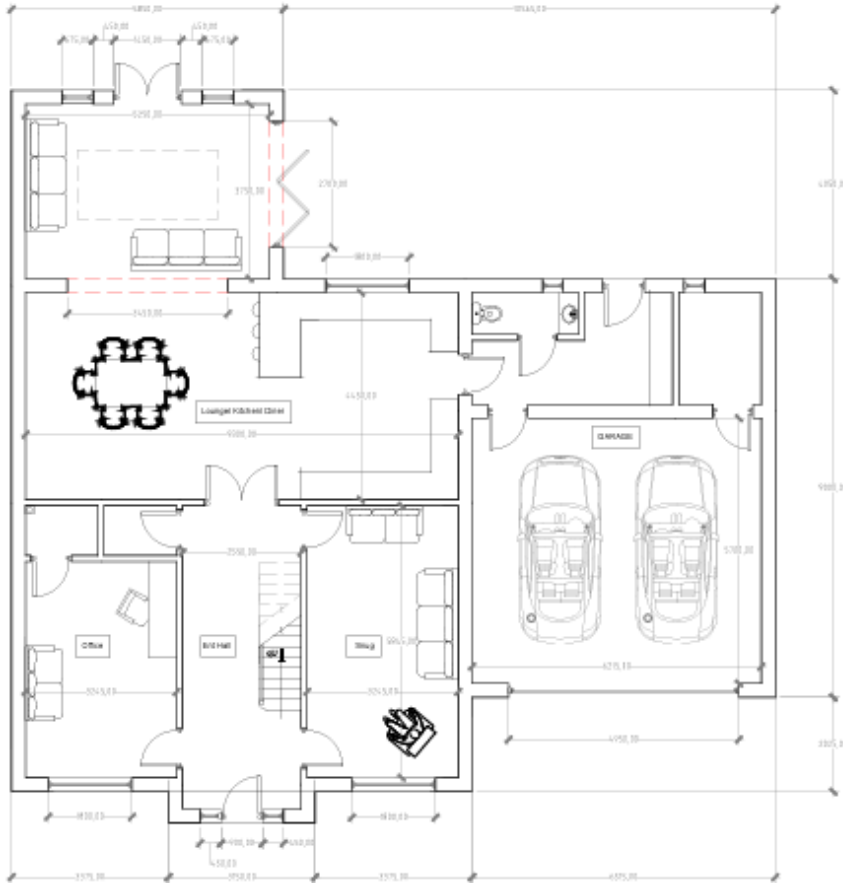
Tel: 0800 074 5788



ACCOMMODATION:

Ground Floor:- 191.48m² (2,060.32 ft²) inc. Garage
 Entrance Hall with stairs to First Floor, Office, Lounge/Kitchen/Diner, Snug, Downstairs WC. Integral Garage.

First Floor:- 167.79m² (1,805.42ft²)
 Landing. Master Bedroom with Ensuite and Dressing Room, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Family Bathroom.



Materials:

Facing Brickwork to be "Breckland Mull" as previously approved under N.112.01349.17 condition discharge.

Sand&Clay paver tile

Cream Upvc

Black half round rope and gutters

20mm angular Gravel Driveway

Tarmac Crossover.

All details relating to FW, SW, Planting scheme etc under planning application N.112.01349.17 including condition discharge to be adhered to unless otherwise agreed in writing.

Fig 2 of scale from this drawing use figured dimensions. All dimensions to be checked on site before work commences. All work and materials to be reported to the architect's office.

<p>Design Services Ltd</p> <p>01773 611224 p.perry@designservices.co.uk</p>	<p>DRAWING TITLE</p> <p>Plot 3 - Layouts and Elevations</p>	
	<p>SCALE: Varied</p>	<p>DATE: April 2023</p>
<p>DRAWN BY</p>	<p>CHECKED BY</p>	

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.

