



Residential Development

Plot 1 Carlton Road, Manby, Louth, LN11 8UF

Price £125,000

We are delighted to offer for sale this exceptional development opportunity to acquire a building plot with Full Planning Consent for a detached five bedroomed three-storey house with garage, situated within the popular village of Manby near Louth and also convenient for the East Coast. The plot shares access from Carlton Road and there is also the opportunity to acquire the neighbouring building plots. Planning Consent was granted on 16th June 2023 by East Lindsey District Council, Planning Application Number: N/113/01855/22. The site accommodating the Plots 1 & 2 extends to circa. 0.5 acres and the entire site, including the adjacent plot (Plot 3) extends to approx. 0.85 acres. Plots 1 & 2 are available individual or combined. Further details upon request..





DIRECTIONS

From Louth, proceed along the B1200 Legbourne Road out to the A157 Roundabout and take the first exit, follow the road to the Manby traffic lights/cross-roads and turn right into Carlton Road. The plots are located approximately 500 metres along Carlton Road and adjacent to Manby House.

LOCATION

Carlton Road is located within the popular, rural village of Manby, located five miles from the thriving town of Louth. Facilities in the area include a Primary School, Post Office/Village Store, Restaurant and Churches. Louth offers an excellent range of local amenities including Cafes, Restaurants, Primary and Secondary Education including the well-reputed King Edward VI Grammar School.

DESCRIPTION

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PLOT 1 FRONT ELEVATION



PLOT 1 REAR ELEVATION



PLOT 2 FRONT ELEVATION



PLOT 2 REAR ELEVATION

The site accommodating the Plots 1 & 2 extends to circa. 0.5 acres and the entire site, including the adjacent plot (Plot 3) extends to approx. 0.85 acres. Plots 1 & 2 are available individual or combined. Further details upon request.

SERVICES

All mains services are understood to be available within Carlton Road.

EPC RATING – N/A

TENURE

The plot is available on a Freehold basis and is likely to be of interest to local Developers or Self-Builders.

VIEWINGS

By prior appointment through Mundy's.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

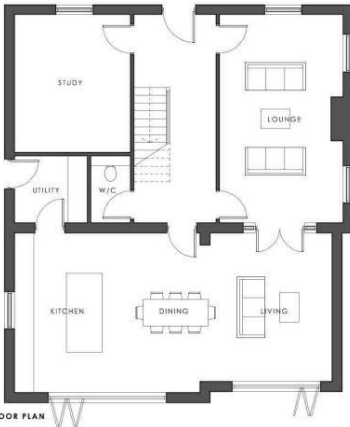
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

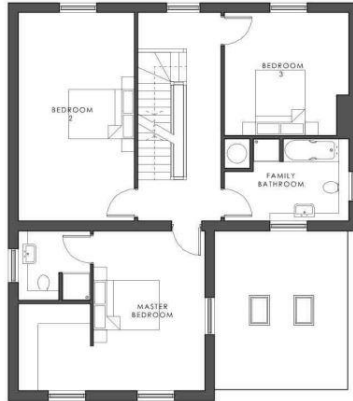
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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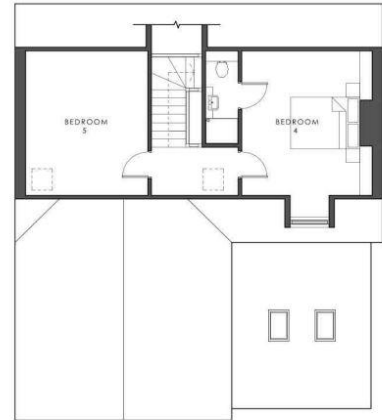
PLOT 1 FLOOR PLANS



GROUND FLOOR PLAN

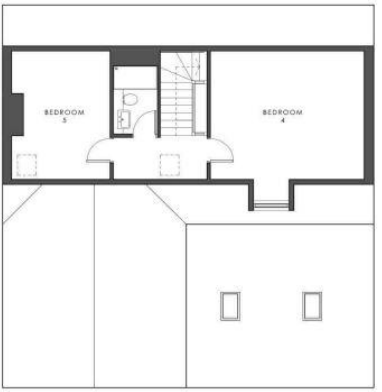
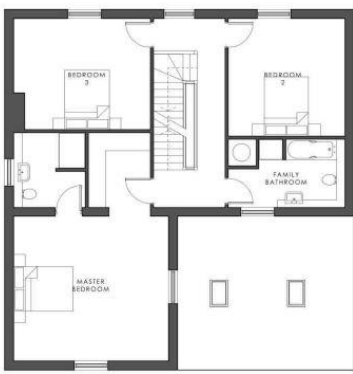


FIRST FLOOR PLAN



SECOND FLOOR PLAN

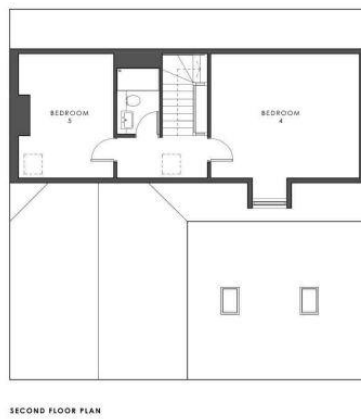
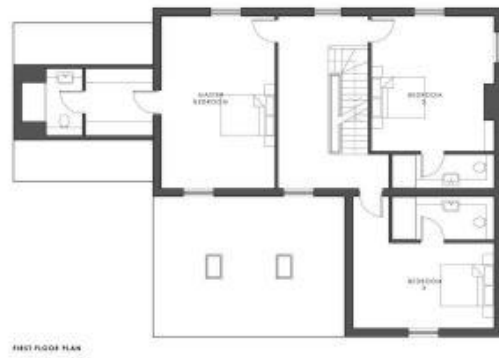
PLOT 2 FLOOR PLANS



PLOT 3



PLOT 3 FLOOR PLANS



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

