



## Plot 1 Carlton Road

Manby, Louth, LN11 8UF

**Price £100,000**

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.



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



### 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

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.

#### **SERVICES**

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

EPC Rating - Not applicable.

#### **TENURE**

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

#### **NOTE**

The site location plan within this marketing is for illustration purposes only.

#### **VIEWINGS**

By prior appointment through Mundys.

#### **WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### **SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### **BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### **GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### **NOTE**

1. None of these 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. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give 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 Mundys 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





**29-30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**commercial@mundys.net**  
**01522 556088**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

