



RESIDENTIAL DEVELOPMENT

MILL LANE | GRIMOLDBY | LOUTH, LINCS | LN11 8TB

- Outline planning permission for 3no. dwellings
- Good range of local nearby amenities
- Generous sized plots
- Located between Louth and the East Coast

Guide: £275,000 | 0.34 ha (0.84 acres)

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LOCATION

The village of Grimoldby is situated approximately 5 miles east of the market town of Louth and 30 miles east of the Cathedral city of Lincoln that offers a range of amenities and shopping facilities. In addition the village is around 20 miles from both Caistor and Grimsby.

Grimoldby is well served with a primary school, convenience store and cricket club. The village is physically adjoined to the village of Manby which also offers a range of local services and amenities including eateries, a pre-school, post office and the Council offices.

PROPOSED DEVELOPMENT

A residential development site extending to around 0.84 acres benefitting from Outline Planning Permission for 3 dwellings.

The site is located on a generously sized plot to the west of Grimoldby. The site has direct access onto Mill Lane, leading into the centre of the village.

Information is available on the website of East Lindsey District Council under reference N/067/00141/21.

Plans are available at the agents office
Date of Permission: 26/03/2021

SERVICES

Interested parties are advised to make their own enquiries on the cost and availability of services.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned.

METHOD OF SALE

The site is offered for sale by private treaty.

TENURE & POSSESSION

Freehold with vacant possession.

GUIDE PRICE

£275,000. Whilst unconditional offers are preferred, based on the outline permission already obtained, bids made on a conditional basis (i.e. subject to reserved matters approval being obtained) may be considered.

VAT

Prices quoted in these particulars are net of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal rights.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

VIEWING

Viewing is strictly by appointment via Brown&CoJHWalter.

AGENT

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