



**HORNCASTLE ROAD, LOUTH
OFFERS INVITED**

TES Property is delighted to bring to the market 'The Lanes' which is pleasantly situated off the Horncastle Road which is a well regarded part of the historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned on the edge of an Area of Outstanding Natural Beauty.

An extremely rare and unique opportunity to purchase a self build development site with full planning permission for 9 plots; one five bed detached house, four dormer bungalows and four bungalows.

Planning Permission Reference: N/105/00753/17

Location - Louth:

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Planning Permission:

Copies of planning permission can be gained via East Lindsey District Councils planning portal under planning reference number N/105/00753/17 or a copy can be sourced from our office.

Services:

We understand mains services are available from Horncastle Road. Proposed purchasers will need to make their own enquiries regarding installation.

Tenure:

The property is believed to be freehold and we await solicitors confirmation.

Tree Preservation Orders

There are TPOs on part of the development site.

Viewings:

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

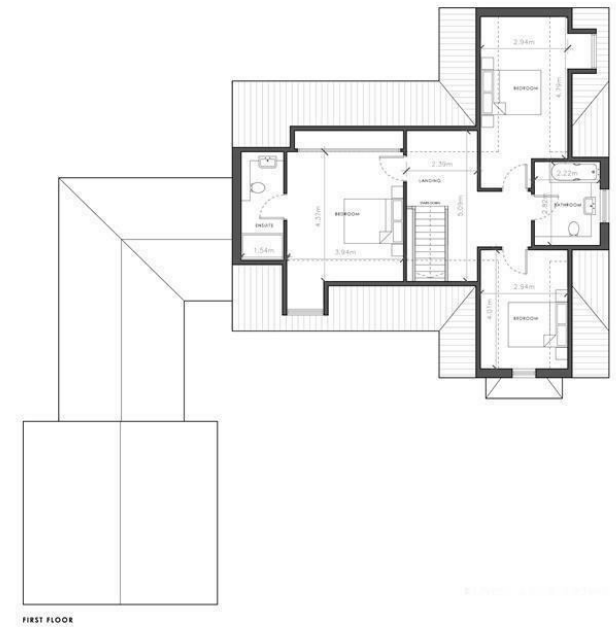


PLOT 2

Four bed detached dormer bungalow with a total floor area of 302m² & briefly comprises of an entrance hall, open plan living, kitchen, dining area, boot room, utility room, study, lounge, shower room, one double bed with en-suite and dressing room to the ground floor and three double beds, one with an en-suite and a family bathroom to the first floor. Front and rear gardens and a single garage.



GROUND FLOOR

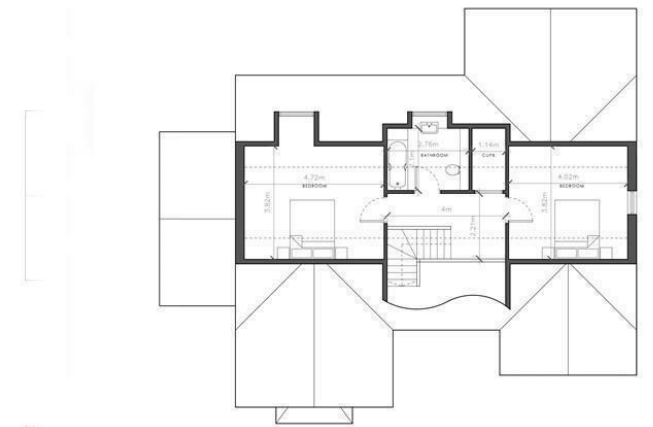


FIRST FLOOR



PLOT 3

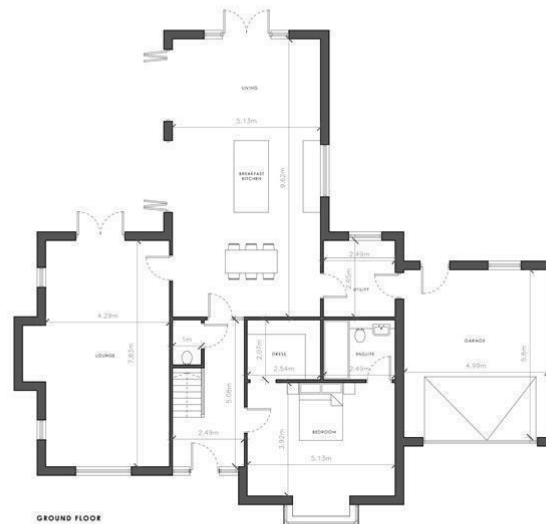
Four bed detached dormer bungalow with a total floor area of 227m² & briefly comprises of an entrance hall, open plan living, kitchen, dining area, utility room, downstairs W.C., lounge, two double beds, both with en-suites and one with dressing room to the ground floor and two double beds and a family bathroom to the first floor. Front and rear gardens.





PLOT 4

Four bed detached dormer bungalow with a total floor area of 292m² & briefly comprises of an entrance hall, open plan living, kitchen, dining area, utility room, downstairs W.C., lounge, one double bed with en-suite and dressing room to the ground floor and three double beds, one with an en-suite and a family bathroom to the first floor. Front and rear gardens and a single garage.



GROUND FLOOR



FIRST FLOOR

FLOOR AREA 292m²

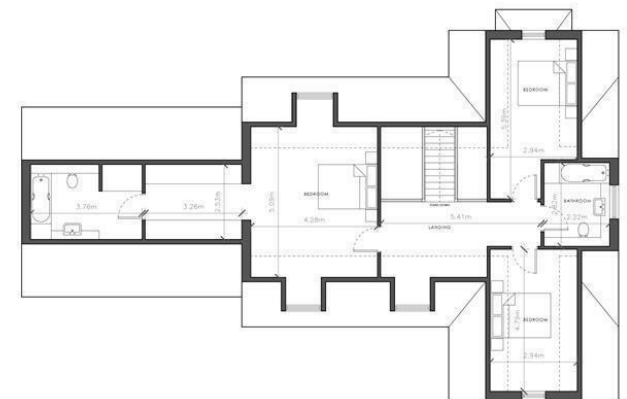


PLOT 5

Four bed detached dormer bungalow with a total floor area of 284m² & briefly comprises of an entrance hall, open plan living, kitchen, dining area, utility room, downstairs W.C., lounge, one double bed with en-suite and dressing room to the ground floor and three double beds, one with an en-suite and a dressing room and a family bathroom to the first floor. Front and rear gardens and a single garage.



GROUND FLOOR



FIRST FLOOR



PLOT 6

Three bed detached bungalow with a total floor area of 193m² & briefly comprises of an entrance hall, open plan kitchen, dining area, utility room, W.C., lounge, three double beds, one with en-suite and dressing room and a family bathroom. Front and rear gardens and a double garage.





PLOT 7

Three bed detached bungalow with a total floor area of 224m² & briefly comprises of an entrance hall, open plan kitchen, dining area, utility room, W.C., lounge, three double beds, one with en-suite and dressing room and a family bathroom. Front and rear gardens and a double garage.





PLOT 8

Three bed detached bungalow with a total floor area of 170m² & briefly comprises of an entrance hall, open plan kitchen, dining area, utility room, W.C., lounge, three double beds, one with en-suite and dressing room and a family bathroom. Front and rear gardens and a single garage.

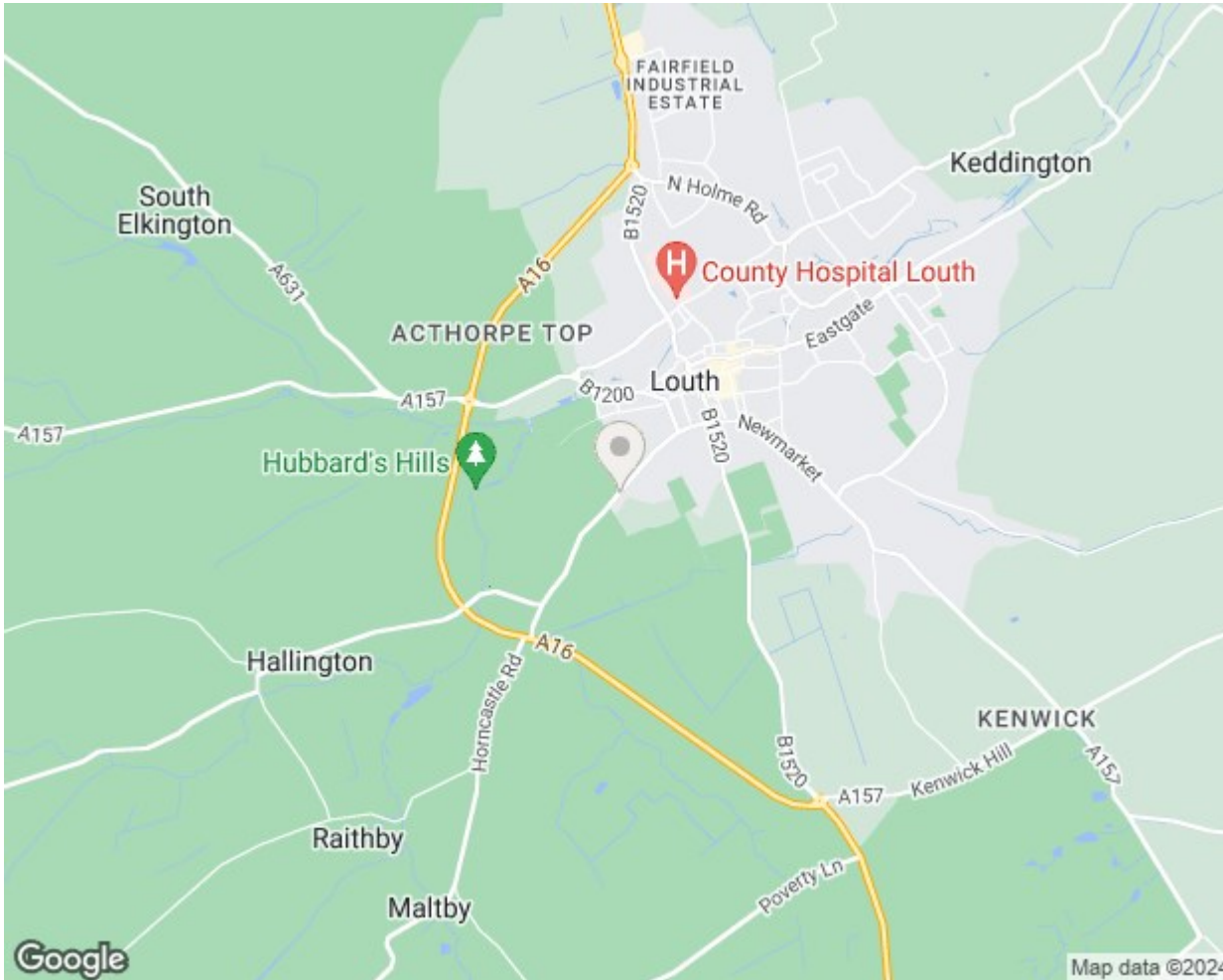




PLOT 9

Three bed detached bungalow with a total floor area of 165m² & b with a total floor area of 165m² & briefly comprises of an entrance hall, open plan kitchen, dining area, utility room, lounge, three double beds, one with en-suite and dressing room and a family bathroom. Front and rear gardens.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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