

LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's and Aldi.

The site is situated on Eastfield Road, one of the main roads leading out of the town to the east, and approximately 1 mile from the centre of Louth and all amenities.

DESCRIPTION

Planning permission was granted in 2023 for "erection of 9no. dwellings on the site of the existing buildings which are to be demolished" under reference N/105/00213/23. The approved demolition has now been completed. This presents an excellent opportunity for a purchaser to proceed with the next phase of construction.

A copy of the planning application, including the decision notice and plans can be found on East Lindsey District Council's website at <https://publicaccess.e-lindsey.gov.uk/online-applications> and search the above reference number.

Purchasers are advised to make their own planning enquiries and seek professional advice.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

LEGAL COSTS

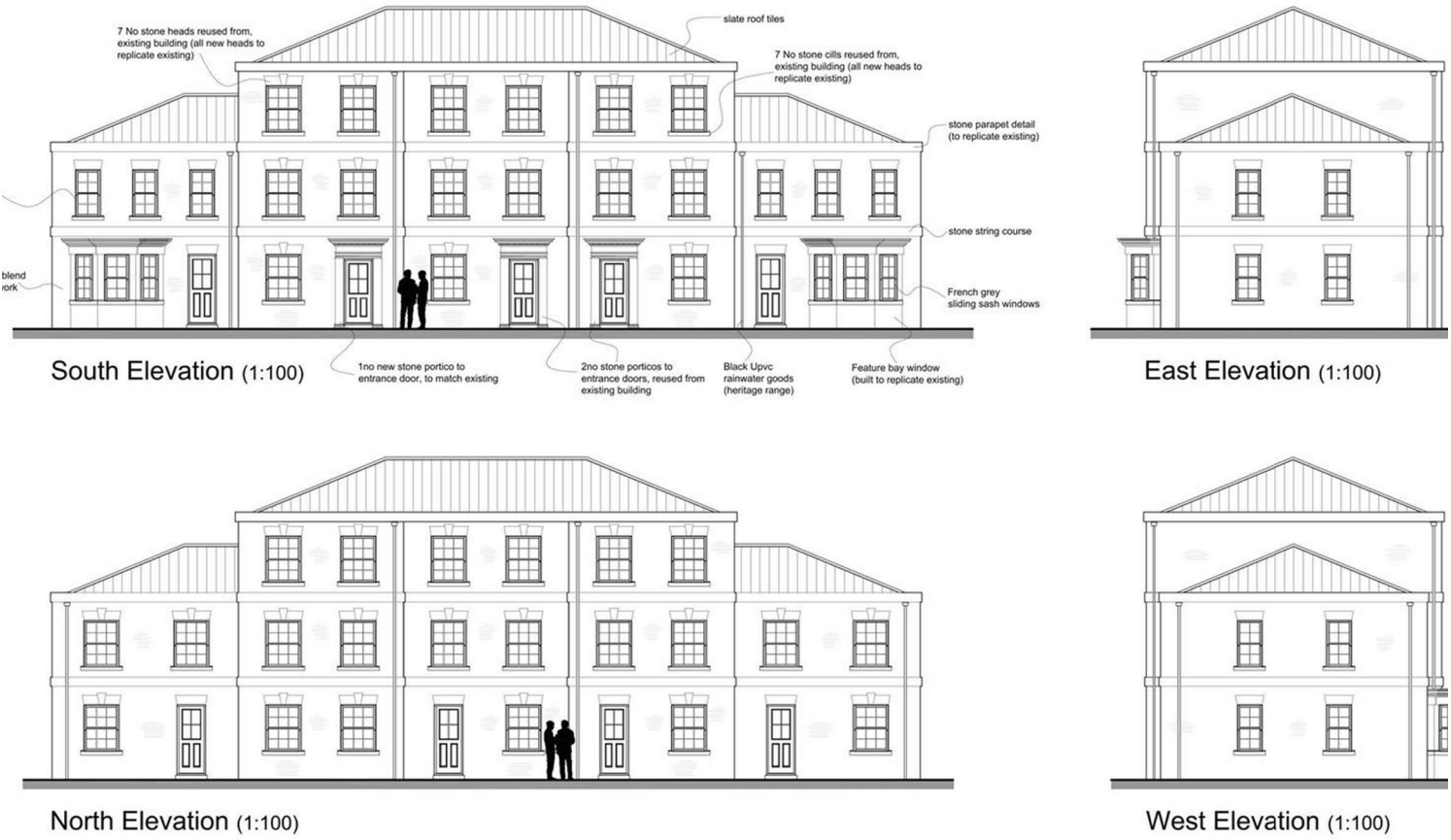
Each party will be responsible for the payment of their own legal costs in connection with this transaction.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

The site can easily be viewed from the roadside. Any further information can be obtained from the sole selling agent, TES Property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.