



PLOT	FFL (m.AOD)	EAVES (m.AOD)	RIDGE (m.AOD)	BEDS
1	39.80	45.30	47.80	4
2	39.75	45.25	47.95	4
3	39.40	44.90	47.60	4
4	41.00	46.50	49.80	4
5	41.00	46.50	49.80	4
6	41.00	46.50	49.80	4

39 CROWTREE LANE LOUTH, LN11 9LL

RESIDENTIAL DEVELOPMENT SITE FOR SALE

- Rare Residential Development Opportunity in Crowtree Lane
- Planning Consent for 6 Dwellings
- Site Area 0.8 Acres/0.32 HA approx. STS
- Sought After and Desirable Conservation Area Location
- Freehold For Sale - Offers Sought

PRICE: OFFERS INVITED

LOCATION

Louth is a thriving 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, pubs and specialist clothing shops etc, and leisure facilities including sports and swimming complex, tennis academy, golf clubs and Cadwell Park racing circuit is close by. 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.

There is an excellent road network connecting the town to the coastal resorts 10 miles to the east, and to Grimsby 16 miles to the north, and Lincoln 25 miles to the west. The town sits on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty.

The property is located adjoining King Edward VI Grammar School in a sought after residential area, approx. 0.4 mile from the centre of Louth.

DESCRIPTION

The site is a former boarding house on a site of approx. 0.8 acres/0.32 ha. The existing buildings would need to be demolished. Quotes for demolition can be sought by the agent upon request.

The site is generally rectangular with frontage to Crowtree Lane and a return frontage to the Paddock, a private driveway. Crowtree Lane is in Louth's Conservation Area.

PLANNING

Outline planning consent was granted on 25th July 2023 under reference N/105/01879/22 for the erection of 6 dwellings on the site of the existing buildings which are to be demolished.

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.

PRICE

Offers are sought for the benefit of the freehold interest.

LEGAL COSTS

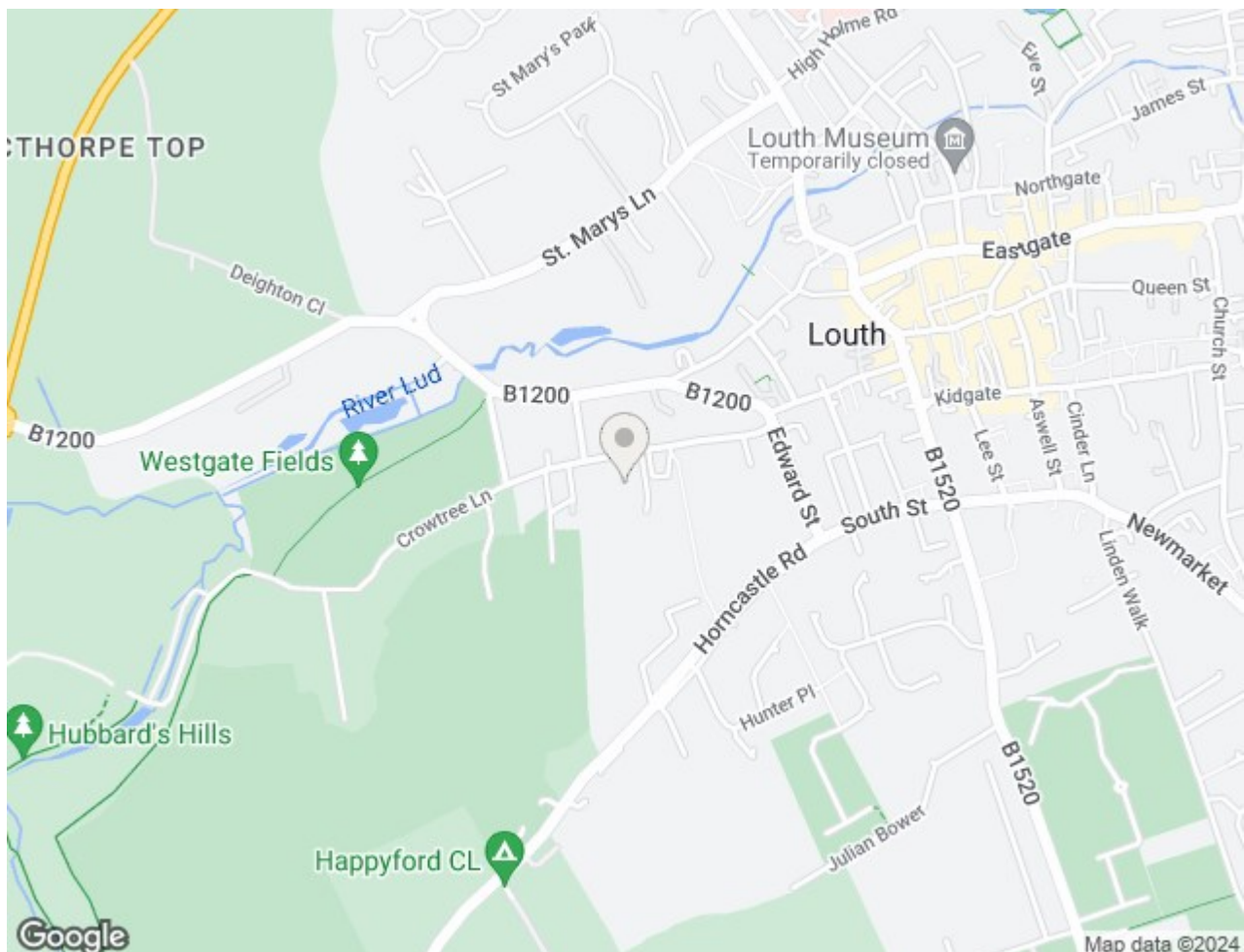
Each party will be responsible for the payment of their own legal costs in connection with this transaction.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.