



RESIDENTIAL DEVELOPMENT LAND - 3.5 Acres (1.4 ha)
Farlesthorpe Road, Alford LN13 9PS





GREENFIELD RESIDENTIAL DEVELOPMENT LAND, ENJOYING A SEMI-RURAL EDGE OF TOWN LOCATION

- Outline Planning Consent for 14 market dwellings (no affordable)
- Attractive low-density scheme enjoying an open southerly aspect
- The approved layout has a mix of both frontage and internal dwellings, the former may facilitate early sales
- Easy pedestrian access to the town centre
- Level bare site ready for immediate development
- Further adjoining land to the south maybe available by separate negotiation up to c. 6.659 acres



LOCATION

Alford is a small historic market town, situated at the junction of the A1104 and B1196 to the east of the Lincolnshire Wolds, approx. 14 miles northwest of Skegness and 14 miles south of the larger market town of Louth.

The town has a population of approx. 4,000, with a good range of local services, shops and schools, the latter including two secondary schools, one of which is a grammar school.

The land fronts Farlesthorne Road, on the southern edge of the town and is shown for identification purposes on the plans attached.

GENERAL DESCRIPTION

The level block of bare pasture land, extending to approx. 3.48 acres (1.4 ha) with an extensive curved road frontage to Farlesthorne Road. The land is situated on the edge of the town, enjoying an open southerly aspect, within established boundaries of mature hedgerow and dyke to the road frontage.

The approved layout is for a low-density scheme of 14 detached market dwellings, with access from both a proposed estate road and also directly from Farlesthorne Road. Incorporated within the layout is an area of open space and attenuation pond, which enhances the setting and helps maintain its semi-rural nature.

TOWN AND COUNTRY PLANNING

Outline Planning Permission for the erection of 14 dwellings was granted by East Lindsey District Council under Ref: N/003/01464/23 on the 16th January 2024.

The planning documents can be viewed online at:-
www.e-lindsey.gov.uk/applications

Alford also has a Neighborhood Development Plan. Consultation has produced potential s.106 requirements and conditions, principally as follows:-

Education Contribution £51,006

NHS Contribution £8,470

Highways – formation of a tactile crossing point and upgrading seven existing.

The payments will be incorporated within a s.106 agreement on the granting of full planning consent.

There are conditions relating to archaeology which have been part addressed by the vendors.

A geophysical survey has been carried out and a quotation obtained for the recommended trial trench evaluation as a consequence of this. Copies are available from the Agents on request.

Further enquiries should be directed to:

East Lindsey District Council

The Hub, Mareham Road, Horncastle. LN9 6PH

T. 01507 601111

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether or not mentioned in these particulars.

SERVICES

All main services are available in the locality. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion. Offers on either a conditional or unconditional basis will be considered. A condition of sale is that the site access road, should be brought to the southern boundary of the land, with no ransom strip. The vendors shall reserve the right of access over the road to the boundary, along with the right to connect into or lay services within the road.

VIEWING

At any time on site.

PRICE

£420,000

For further information contact:

Commercial Department

Agent: Colin Low

Old Bank Chambers, Horncastle LN9 5HY

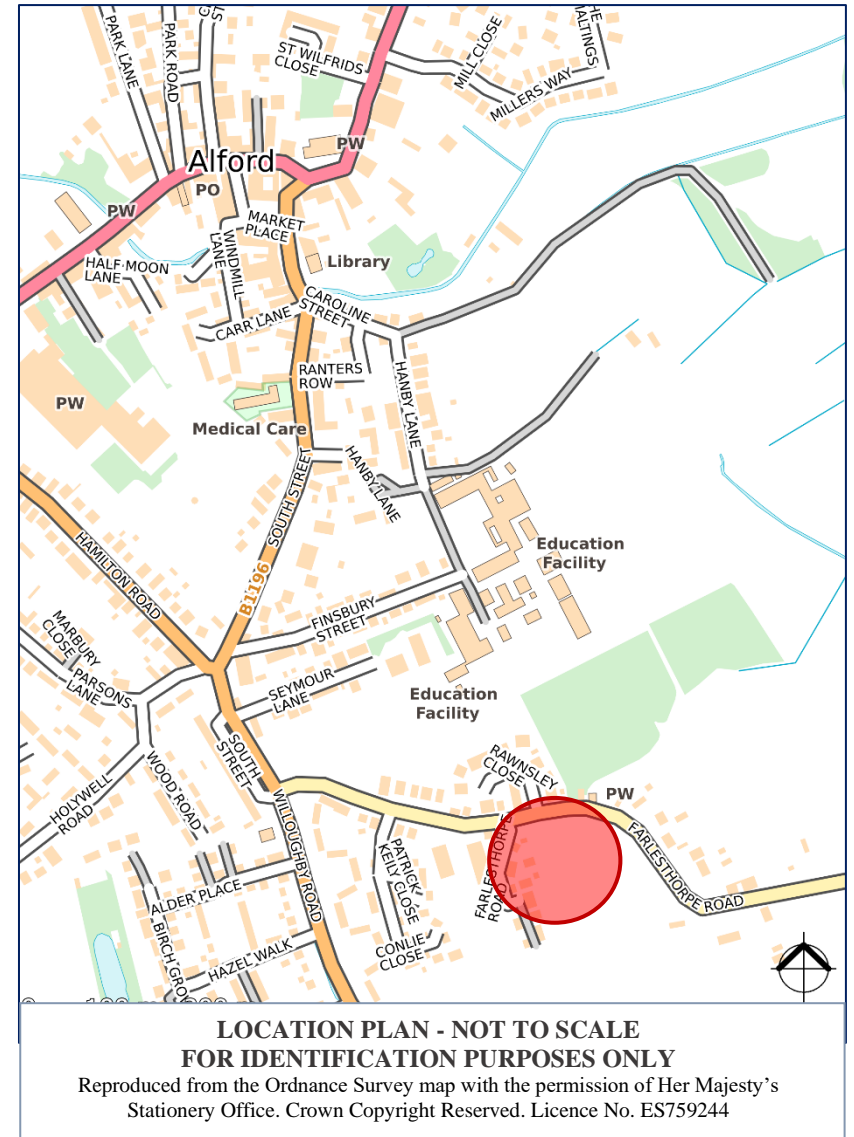
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Email: colinlow@robert-bell.org

DISCLAIMER

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These particulars were amended September 2024



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OnTheMarket.com

