



CHOICE PROPERTIES

Estate Agents

Land at 31 Church Lane,
Alford, LN13 9RD

Price £89,950



Choice Properties are delighted to offer this brilliant opportunity to purchase a building plot which has planning permission to build a three bedroom detached bungalow. The building plot is sized at 360 square metres and is located on Church Lane situated in the idyllic countryside village of Huttoft. Early Viewing Is Highly Advised As This Opportunity Is Not To Be Missed.

Planning Permission

Plot planning reference through East Lindsey District Council - Ref: N/089/01882/24

Location

The building plot is located on Church Lane situated in the ever popular countryside village of Huttoft. The plot is located at the end of Church lane and has footpath alongside which provides access onto the open fields behind. Huttoft is located a short drive from the beach with the closest beach being Huttoft bank which is a few minutes away and is home to an observatory and coffee shop. Huttoft is also ideally placed close by the seaside town of Sutton-on-Sea and the inland towns of Alford and Louth. Huttoft is also serviced by regular bus routes through to neighbouring towns and further benefits from a public house, petrol station with convenience store and primary school.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

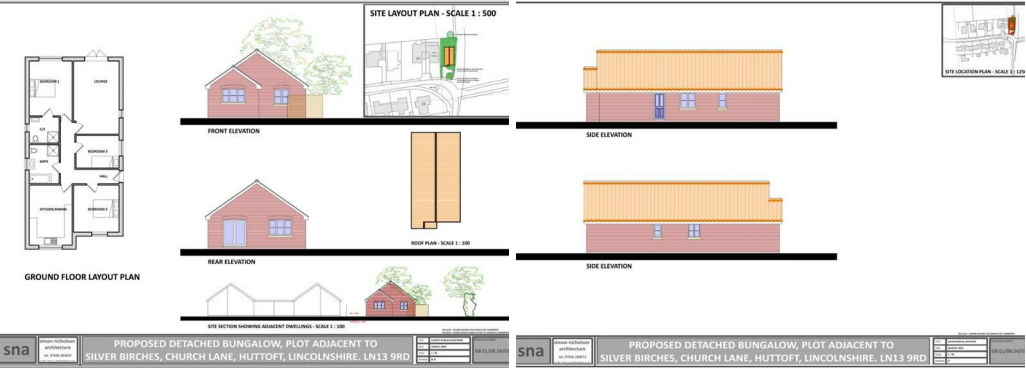
Saturday 9.00 a.m. to 3.00 p.m.

Making And Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

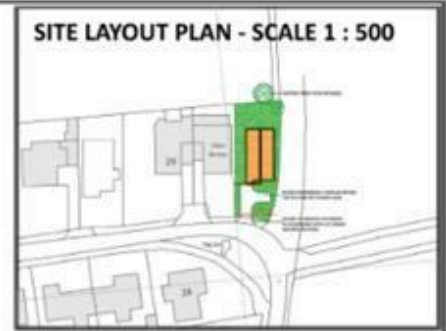




GROUND FLOOR LAYOUT PLAN



FRONT ELEVATION



SITE LAYOUT PLAN - SCALE 1 : 500



REAR ELEVATION



ROOF PLAN - SCALE 1 : 100



SITE SECTION SHOWING ADJACENT DWELLINGS - SCALE 1 : 100

sna

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architecture
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PROPOSED DETACHED BUNGALOW, PLOT ADJACENT TO
SILVER BIRCHES, CHURCH LANE, HUTTOFT, LINCOLNSHIRE. LN13 9RD

TITLE: LAYOUT PLAN & ELEVATIONS
DATE: AUGUST 2024
SCALE: 1:50
PROJECT: A.1

GB.CJ/08.24/01

NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.



SIDE ELEVATION



SITE LOCATION PLAN - SCALE 1 : 1250



SIDE ELEVATION

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TITLE: ELEVATIONS & LOCATION
DATE: AUGUST 2024
SCALE: 1:50
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Directions

From Sutton on Sea head South on the A52 towards Skegness. At the village of Huttoft turn right after the petrol station onto Church Lane and the plot can be found towards the end of the road on your left hand side.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

