



Land with Planning Permission, Main Road
 Fotherby | Louth | LN11 0TD
 Offers In The Region Of £695,000



Perkins George Mawer & Co.
 Chartered Valuation Surveyors & Estate Agents.
 Agricultural & Fine Art Auctioneers.

Land with Planning Permission

Main Road | Fotherby

Louth | LN11 0TD

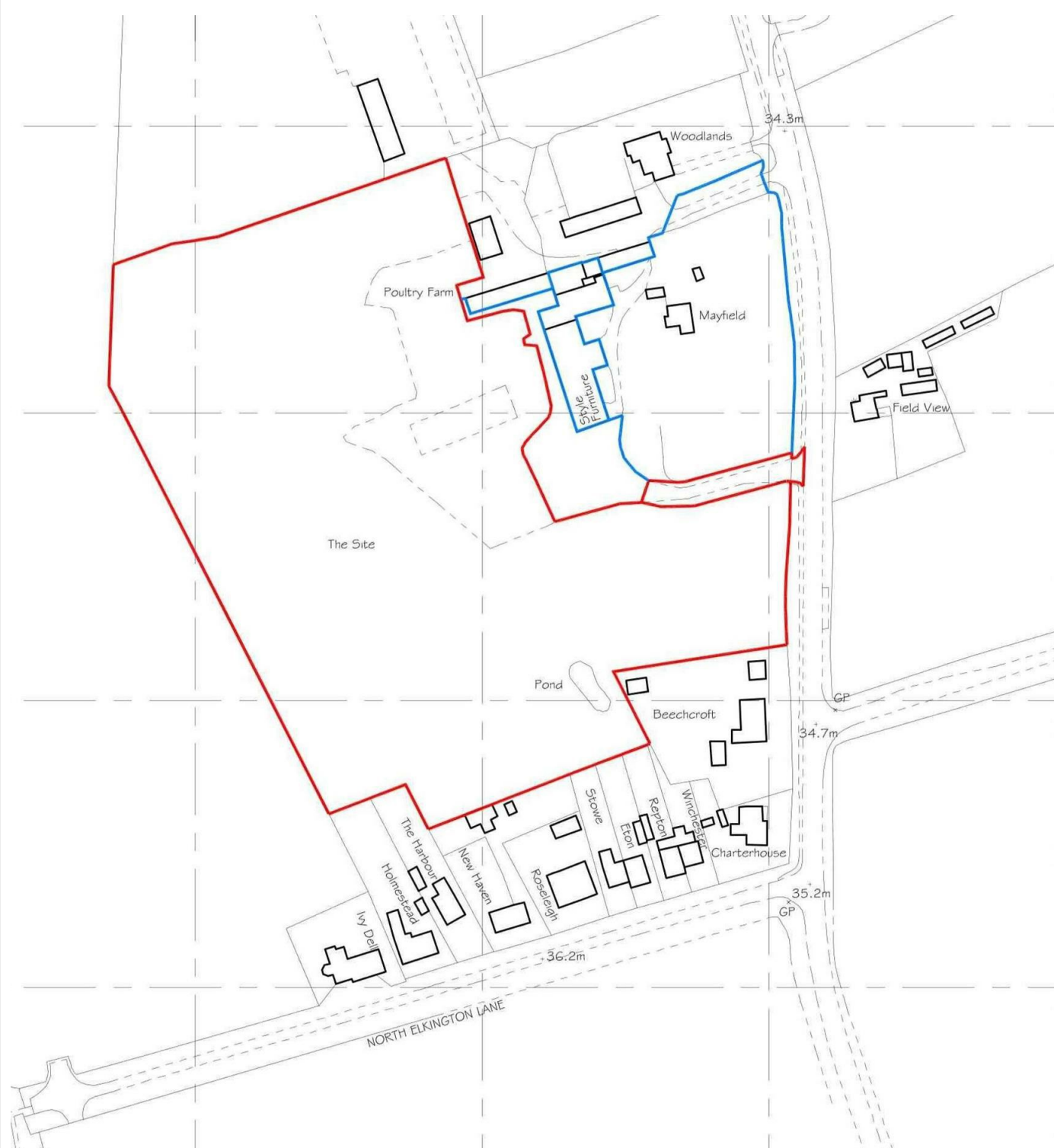
Offers In The Region Of £695,000

Rarely available opportunity to purchase Land with Planning Permission for the siting of 18no. caravan/lodges in popular Lincolnshire village of Fotherby.

- Rarely available land with Planning Permission for Tourism Enterprise
- ELDC Planning Application Number: N/052/02126/21
- Full Permission granted for the siting of 18no. caravans/lodges
- Sought after Lincolnshire village location - close proximity to Louth

Description

PGM&Co are pleased to offer a unique opportunity to purchase 7.72 Acres of Land with Planning Permission for the siting of 18no. caravan/lodges (for holiday purpose only). The site is located on the edge of the popular Lincolnshire village of Fotherby, with access of Main Road.



Location

Fotherby is a sought after village located at the foot of the Lincolnshire Wolds and in close proximity to the popular town of Louth. Being a market town, Louth boasts a wide range of amenities including, pubs, shops, leisure centre, as well as schools, doctors and dentists. The village itself sits just east of the A16 road, 13 miles (21 km) east from Market Rasen, and 10 miles (16 km) south from Cleethorpes.

Planning

The land, most recently in agricultural use, is being sold with the benefit of Full Planning Permission, reference number: N/052/02126/21 (East Lindsey District Council dated 01/01/2024). The Permission has been granted for siting of 18no. static caravan/lodges (for holiday purposes only), with timber decked areas and parking for two cars.

The lodges/caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

The development shall be carried out in accordance with the Planning Permission to include approved drawings (per the planning information) as published for identification purposes in these Particulars of Sale.

Full Planning details are available from the Selling Agent.

Services

Mains services, including mains drainage, are believed to be in close proximity to the property.

Prospective purchasers should make their own enquiries in this regard.

Boundaries and Access

The purchaser will be responsible for the construction of the internal access roads in the development. The existing access and car park (shaded brown on the enclosed plan) is included in the sale of the subject property.

The purchaser will further be responsible for construction of site boundaries.

Community Infrastructure Levy

The purchaser shall be liable for the Community Infrastructure Levy (where applicable).

Plans

The plans as published are for Identification purposes only and are Not to Scale.

Buyer Identity Check

Prospective purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

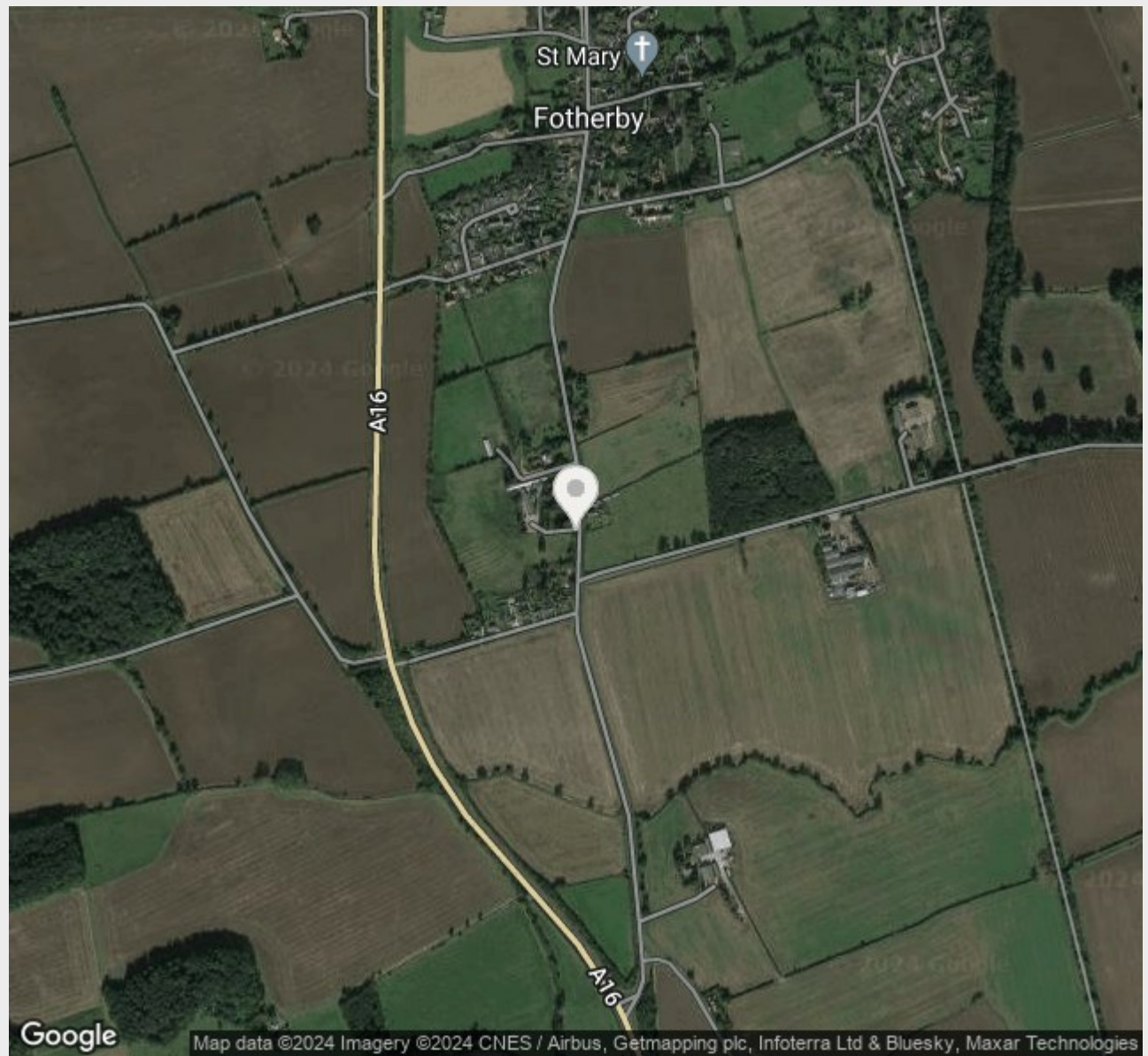
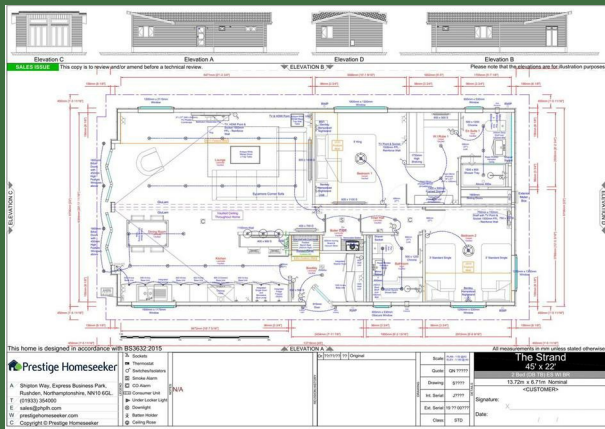
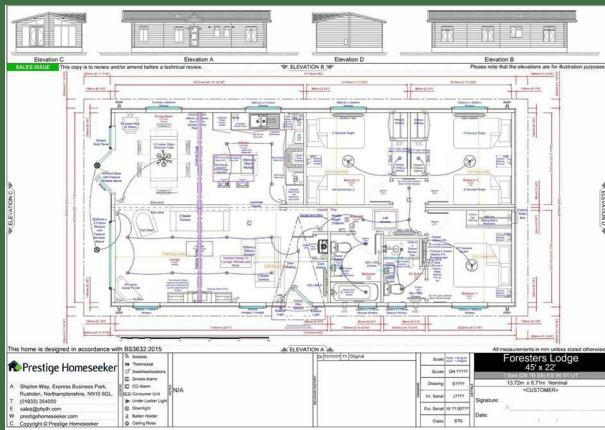
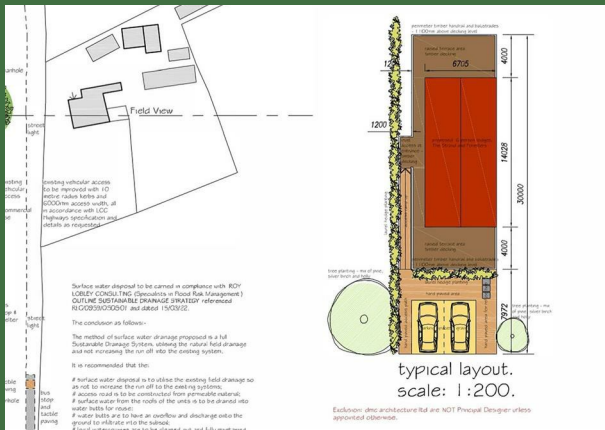
Viewing

Interested parties are permitted to view the property on foot, during daylight hours with a set of particulars to hand.



used images of The Strand





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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.