



NOTE
ALL LODGES AND CARAVANS

3.37 Acres Land with Planning Permission

South Road | North Somercotes | Louth | LN11 7PT

Offers In The Region Of £250,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

3.37 Acres Land with Planning Permission

South Road | North Somercotes
Louth | LN11 7PT

Offers In The Region Of £250,000

3.37 Acres of Land with Full Planning Permission, reference number: N/132/01100/22, for the provision of a caravan park with a mix of caravans and lodges, in the popular coastal village of North Somercotes.

PLANNING

Full Planning Permission was granted on 19/01/2023 for change of use of land to provide a caravan park (ref: N/132/01100/22). The permission allows for a maximum of 10 no. caravans/lodges on the site at any one time. The caravans and lodges are permitted for holiday use only. Occupation of the caravans and lodges is only permitted between the 15th March and 31st October in any year.





DESCRIPTION

A grass field currently used for grazing horses. On site are 2 stables blocks of timber and brick construction which will be included in the sale.

SITUATION

North Somercotes is a popular village on Lincolnshire North Sea Coast. The village is located centrally between Mablethorpe being 11 miles to the south and Cleethorpes 15 miles to the north. North Somercotes benefits from a range of coastal amenities and attractions, including public houses and various eateries, as well as convenience stores and a post office. There is also a Primary School and mixed Secondary School.

SERVICES

Main services, including water and electricity are in close proximity to the site. Prospective purchasers should make their own enquires in this regard.

BOUNDARIES/ACCESS

Access is provided directly off South Road. The Purchaser will be responsible for the construction of accesses, including those specified in 'Particulars of decision' in the Full Planning Permission decision document. The Purchaser will further be responsible for construction of site boundaries.

VIEWING

Viewing is strictly by appointment only. Interested parties should contact Perkins George Mawer & Co. directly in order to arrange a viewing. Please note, the land is currently being grazed by horses, please do not enter without prior arrangement.

PLANS

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

BUYER IDENTITY CHECK

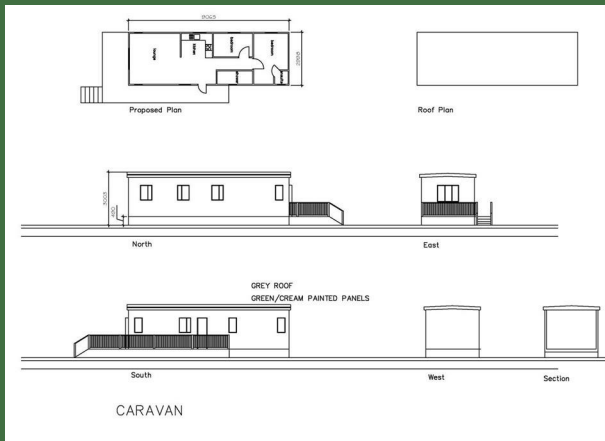
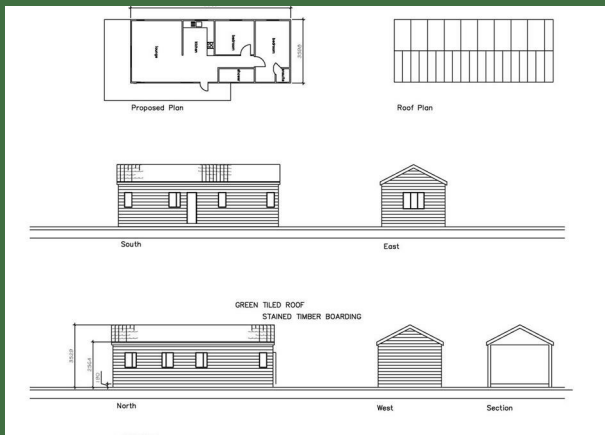
Prospective purchasers will be required to provide the necessary identification for the purposes of anti-money laundering regulations.

COMMUNITY INFRASTRUCTURE LEVY

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

DC ARCHITECTURAL SERVICES LTD
 ARCHITECTURAL AND PLANNING SERVICES
 THE BARN, PARTNEY MILL, SPLISSY LN LANCES, PE23 4PE
 TEL NO. 01750 752865 mobile 077762227893
 e-mail david@gpadkce@dcconnect.com

Drawing Title: DRAINAGE PLANS
 Drawing number: DC / 638B / 16



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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.