



# CHOICE PROPERTIES

*Estate Agents*

## Building plot next to High Grange House Occupation lane, Main Street,, Reduced To £149,950



Welcome to Main Street, Fulstow, Louth - a charming village location offering a fantastic opportunity for those looking to build their dream home. This spacious third of an acre building plot boasts open views, providing a picturesque backdrop for your future property.

With the advantage of already having planning permission in place, this plot of land is ready and waiting for you to bring your vision to life. Imagine designing and constructing a bespoke home tailored to your exact specifications, all within this idyllic village setting.

Whether you're looking to create a peaceful retreat away from the hustle and bustle of city life or simply want to enjoy the tranquillity of rural living, this property offers endless possibilities. Don't miss out on the chance to secure this prime piece of land and turn your dream home into a reality in the heart of Fulstow.

The plot is situated in a most sought after and peaceful village location.

### **Location**

The plot is situated on Main Street and provides an excellent location for the erection of a dwelling which overlooks stunning open views to both the front and rear aspects.

### **Planning**

Planning - Planning Permission has been granted for the erection of a three bedroom (3 en-suite) detached bungalow with detached double garage - under planning reference: N/056/01947/24. A full copy of the planning consent and plans of the proposed development are available on request.

### **Additional note**

Please note that the land will have services connected, as the electric and water supply are being connected as of the 5th May 2026.

### **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

### **Opening hours**

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

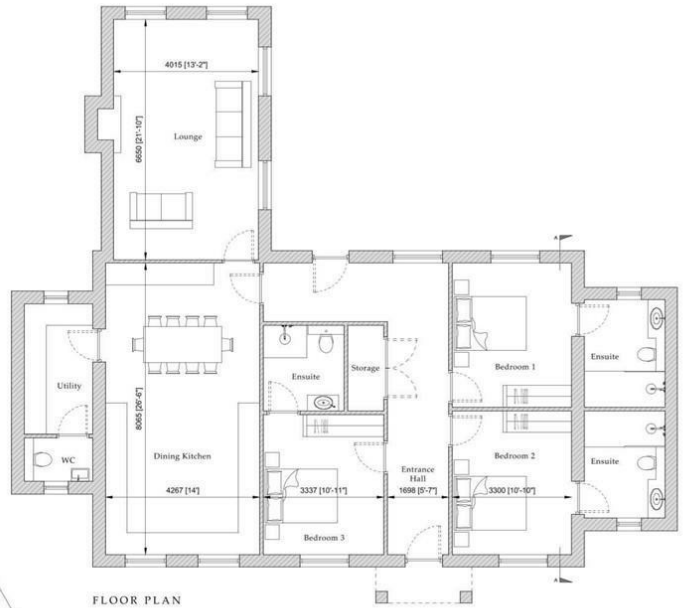
Saturday 9.00 a.m. to 3.00 p.m.

### **Making an 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.





FLOOR PLAN

ANDREW CLOVER  
AND DESIGN  
PLANNING

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Project	Proposed Dwelling
Location	High Grange Farm, Occupation Road, Fallowfield, Leamington Spa, CV34 9JF
Drawing Title	Proposed Floor Plan & Site Plan
Status	Concept
Date	11.12.2024
Scale	1:500 & 1:100 @ A3
Drawing No.	77424-03
Rev	

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Do not scale from this drawing, use printed dimensions only.

# Directions

Use the postcode LN11 0XF and this will direct you to High Grange House, Main Street, Fulstow which is where you will find the building plot. You will see our board outside.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

