



**M A S O N S**  
— SINCE 1850 —

DEVELOPMENT LAND, FARLESTHORPE ROAD,  
ALFORD

# DEVELOPMENT LAND ON THE SOUTH SIDE OF FARLESTHORPE ROAD, ALFORD

Available as a whole or as individual plots

Benefitting from Outline Planning Permission

2 no. plots extending to approx 0.32 acres (sts) in total

Popular rural town location

Countryside Views

Proposed design indicates 2 no. large detached dwellings

Flexibility to design bespoke self build dwellings

Close to amenities

## Location

The nearest postcode is  
LN13 9AS.



**what3words**

The location of the access is;  
///additives.robots.shipwreck



AVAILABLE AS A WHOLE OR AS TWO  
INDIVIDUAL PLOTS

PLOT ONE - £90,000

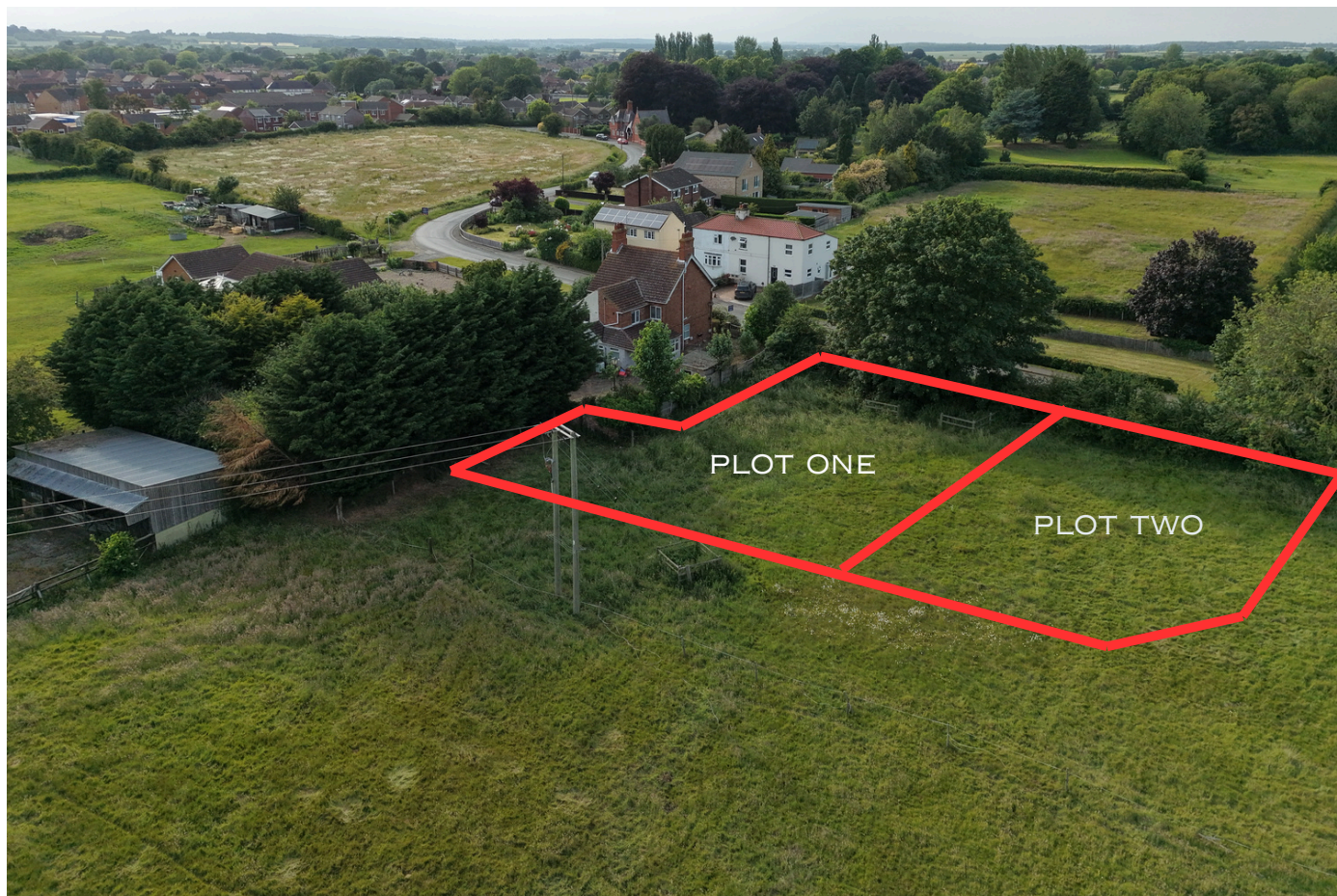
PLOT TWO - £80,000

WHOLE - £150,000

An excellent opportunity to acquire a well-positioned residential development site with the benefit of outline planning permission for the erection of two detached dwellings, available as a whole or as individual self build plots, set on the southern side of Farlesthorne Road within the popular market town of Alford.

The site extends to approximately 0.32 acres in total, with each plot extending to c. 0.16 acres and offers an attractive setting for a pair of individual detached dwellings, with scope for purchasers or developers to design bespoke homes (subject to reserved matters approval).

The site benefits from established boundary features to the north and west.



### Planning

Outline consent has been granted by East Lindsey District Council under application reference 03811/25/OUT, confirming the principle of residential development.

All matters relating to access, appearance, landscaping, layout and scale are reserved, presenting flexibility for a purchaser to tailor the scheme to their own requirements, subject to reserved matters approval.

The reserved matters application must be submitted within three years of the outline permission, being April 2029.

### **Location**

Alford is a sought-after historic market town offering a range of local amenities including shops, schooling, healthcare and leisure facilities, together with good access to the Lincolnshire coast and wider countryside.

### **Biodiversity Net Gain**

The consented development is considered exempt from the statutory Biodiversity Net Gain requirements due to its self-build status. Nevertheless, the planning permission requires a range of biodiversity enhancements, including integrated bird and bat boxes, pollinator-friendly landscaping and the retention of existing mature trees and hedgerows, ensuring the scheme delivers environmental benefits alongside residential development.

### **Council Tax and Business Rates**

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

### **Sporting and Mineral Rights**

These are included in the sale where they are owned.

### **Access**

The site benefits from direct road access from Farlesthorne Road.

### **Services Connected**

It is anticipated that the new dwelling will be connected to mains drainage, gas, electricity and water as available. Applicants should satisfy themselves as to the precise position and accessibility of these services.



### Wayleaves, Easements, Covenants and Rights of Way

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

### Tenure

The land is offered for sale freehold with vacant possession on completion.

### VAT

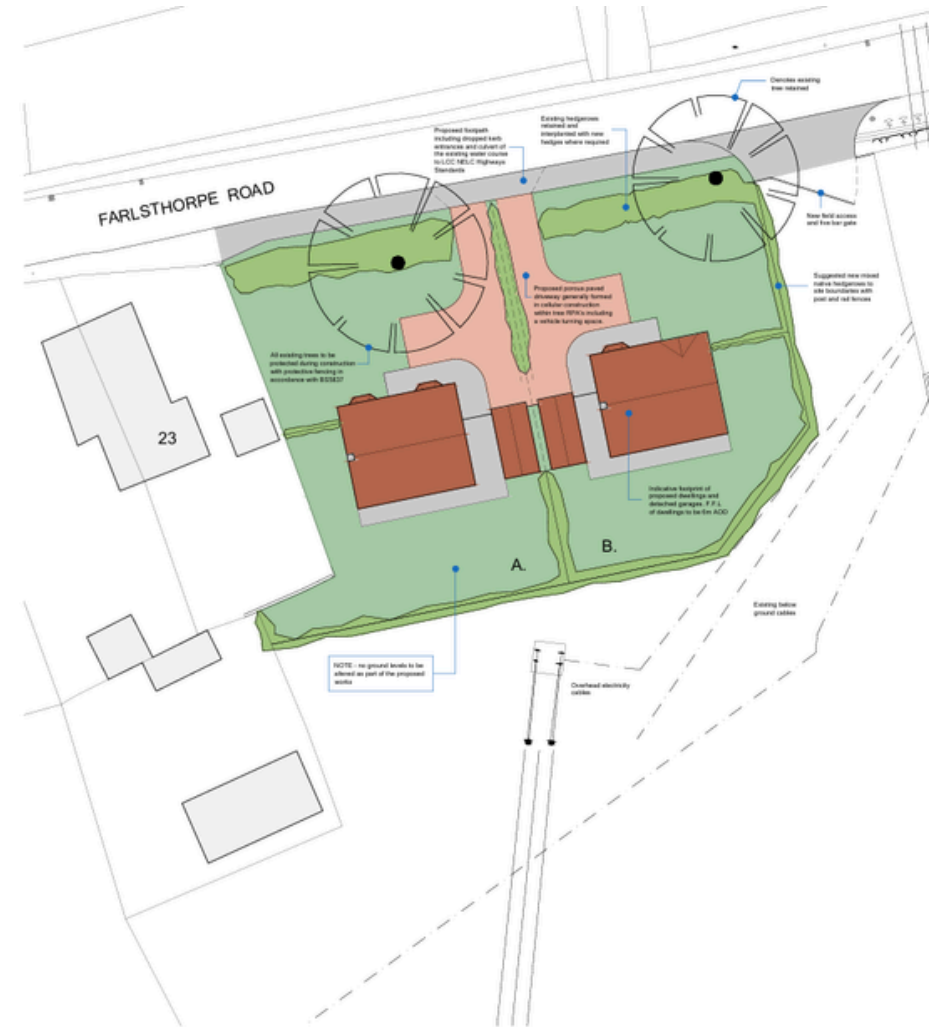
VAT is not anticipated to be chargeable in addition the agreed sale price.

### Boundaries

The Purchaser(s) will be responsible for establishing a boundary treatment (tbc) to demarcate the new boundary to the east and south following completion of the sale.



### INDICATIVE PROPOSED SITE LAYOUT



## Viewing

Unaccompanied viewings by prior appointment through the selling agent.

## Method of Sale

The land is for sale by Private Treaty.

## Directions

From the centre of Alford in the market place, proceed east along West Street, continuing onto East Street. At the junction with Farlesthorne Road, turn left and continue north-east out of the town. The development site will be found a short distance along Farlesthorne Road on the right-hand (southern) side, as identified by the sale board.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

The marketing photos were taken in May 2026, and the particulars were prepared in June 2026.



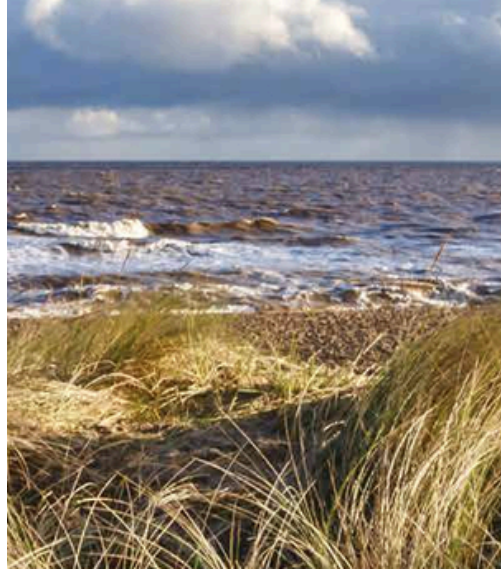
# Alford

## Traditional Market Town

Known as a charming traditional market town in the heart of the Lincolnshire Wolds, Alford is a picturesque and well-loved town offering a welcoming community atmosphere and a strong sense of local heritage. The town is best known for its historic market square and regular markets and events, which bring a lively and social feel throughout the year. A selection of cafés, traditional pubs, and independent shops provide everyday convenience alongside a relaxed rural lifestyle. For those seeking an active lifestyle, Alford is ideally positioned on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, offering immediate access to scenic countryside walks, bridleways, and rolling landscapes. The town also benefits from a range of local sports and leisure facilities, supporting an active and community-focused way of life.

Alford is well served by reputable local primary schooling, making it particularly appealing for families, with additional schooling options available in nearby towns. The area offers a strong sense of community while still providing access to wider amenities and services.

Just a short drive from the Lincolnshire coastline, residents can enjoy unspoilt beaches, nature reserves, and coastal walks to the east. For wider connectivity, nearby towns including Louth, Boston, and Lincoln provide further shopping, leisure, and employment opportunities, with Lincoln approximately 25 miles away and Grimsby around 20 miles to the north, ensuring good regional access while maintaining a peaceful market-town setting.



# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

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