PLOT 1, THAMES STREET, LOUTH

ASKING PRICE £275,000

This drawing has been prepared for the purpose of obtaining Planning and or Building Regulation Approvals only. The contractor is responsible for taking and checking all dimensions and levels on site prior to commencement and reporting back any discrepancies to the client and the architectural consultant.

All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice. Variations to the specifications within these drawings or associated documents are at the contractor's own risk.

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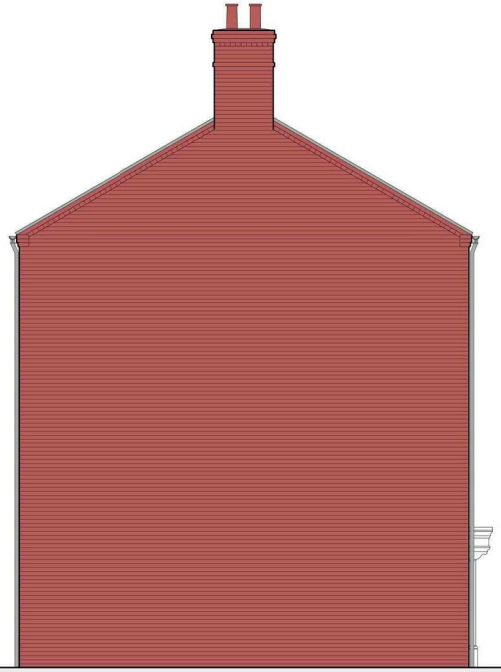
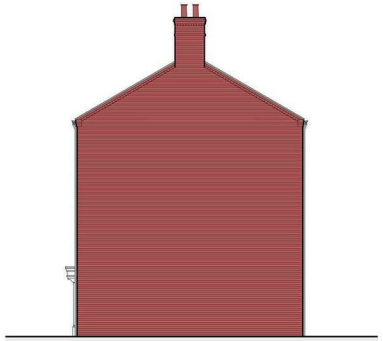
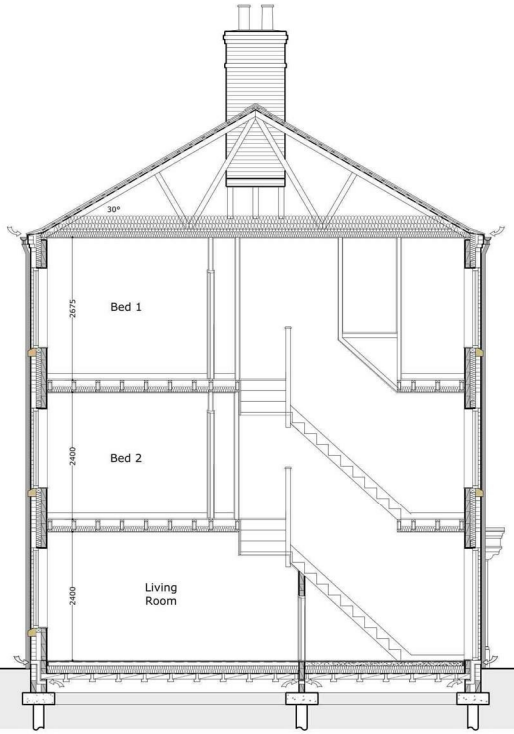
Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Section Through

Proposed Rear Elevation

Preliminary Drawing
Subject to Planning &
Building Control Approval

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Mr Jason Parker	Client
The Old Scout Hut Site, Thames Street, Louth	Site Address
Proposed Residential Development	Project Title
Proposed Elevations & Section	Drawing
SAB	Drawn By
1 : 50 1 : 100	Scale
May 2023	Date
DQ-172 - 02	Drawing Number
A1	Original Paper Size
-	Revisions

Specification
We have been informed that the property will include the following specifications:

-Air Source Heat Pump
-Underfloor heating throughout
-Downlights throughout
-Oak doors
-Integral appliances
-Courtyard style garden
Garage with power and EV ready

Location - Louth
The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.
It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Ground Floor

Entrance Hall

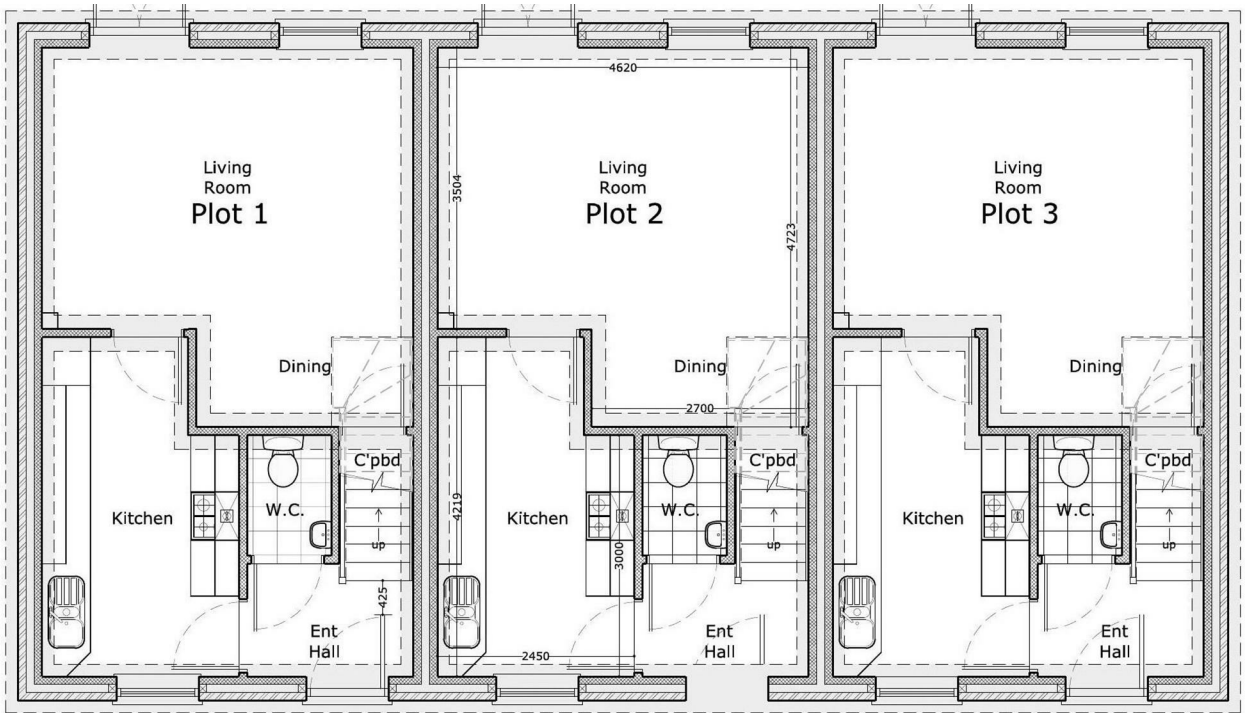
W.C

Kitchen
8'0" (max) x 13'10" (max)

Lounge Diner
15'1" 15'5" (max)

First Floor Landing

Ground Floor



Bedroom 2
15'1" x 9'11"

Bedroom 4 / Study
8'4" x 8'6"

Bathroom
6'1" x 6'6"

Second Floor Landing

Bedroom 1
15'1" x 9'11"

En-Suite
8'2" x 4'0"

Bedroom 3
15'1" (max) x 11'0" (max)

Outside

Garage & Parking
9'9" x 17'10"
There is a garage with power points and EV ready and further off road parking.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

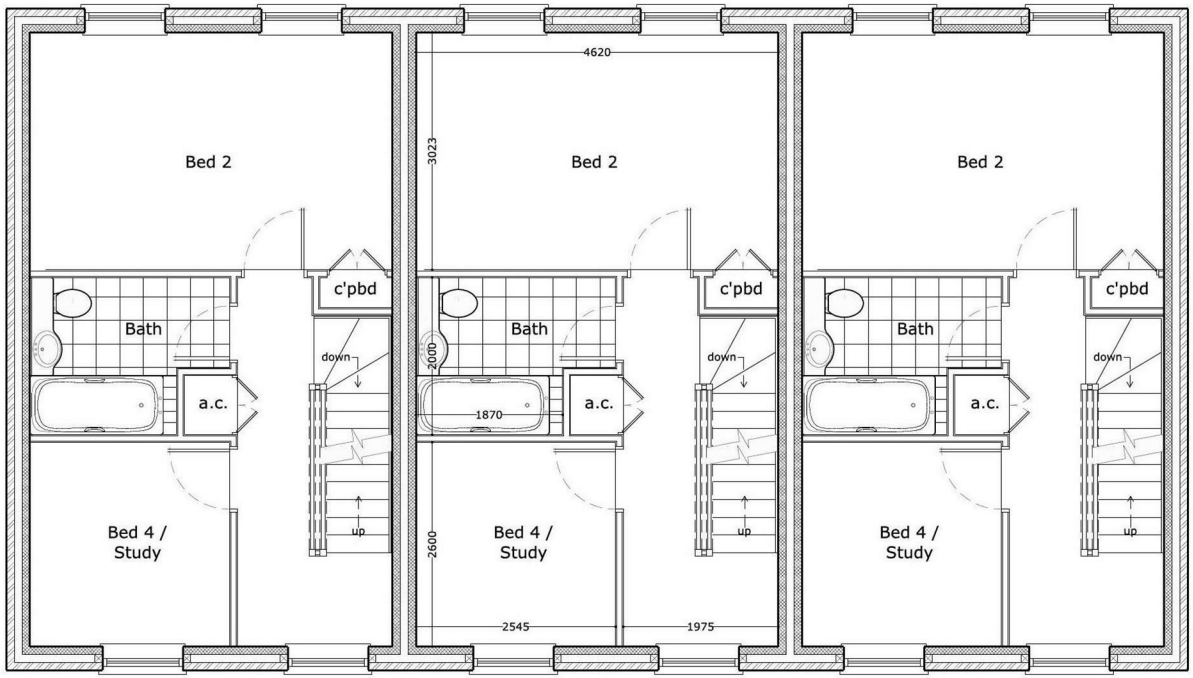
Tenure
The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared
July 2026.

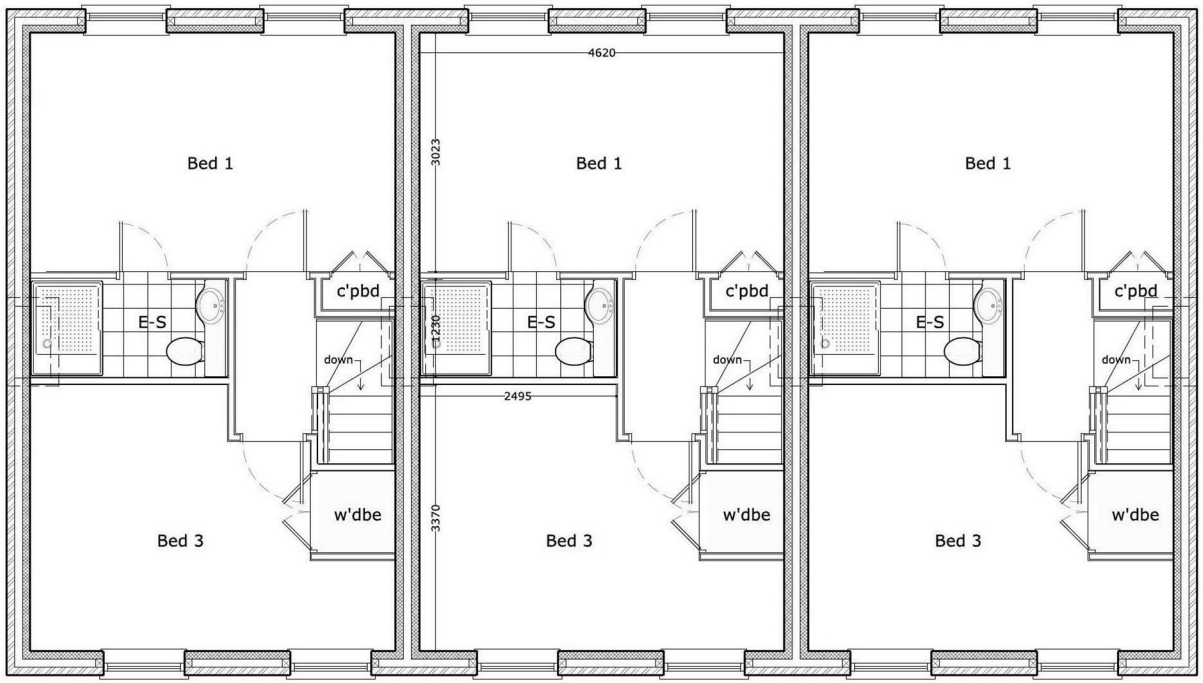
Viewings
By prior appointment through TES Property office in Louth
01507 601633 admin.louth@tes-property.co.uk

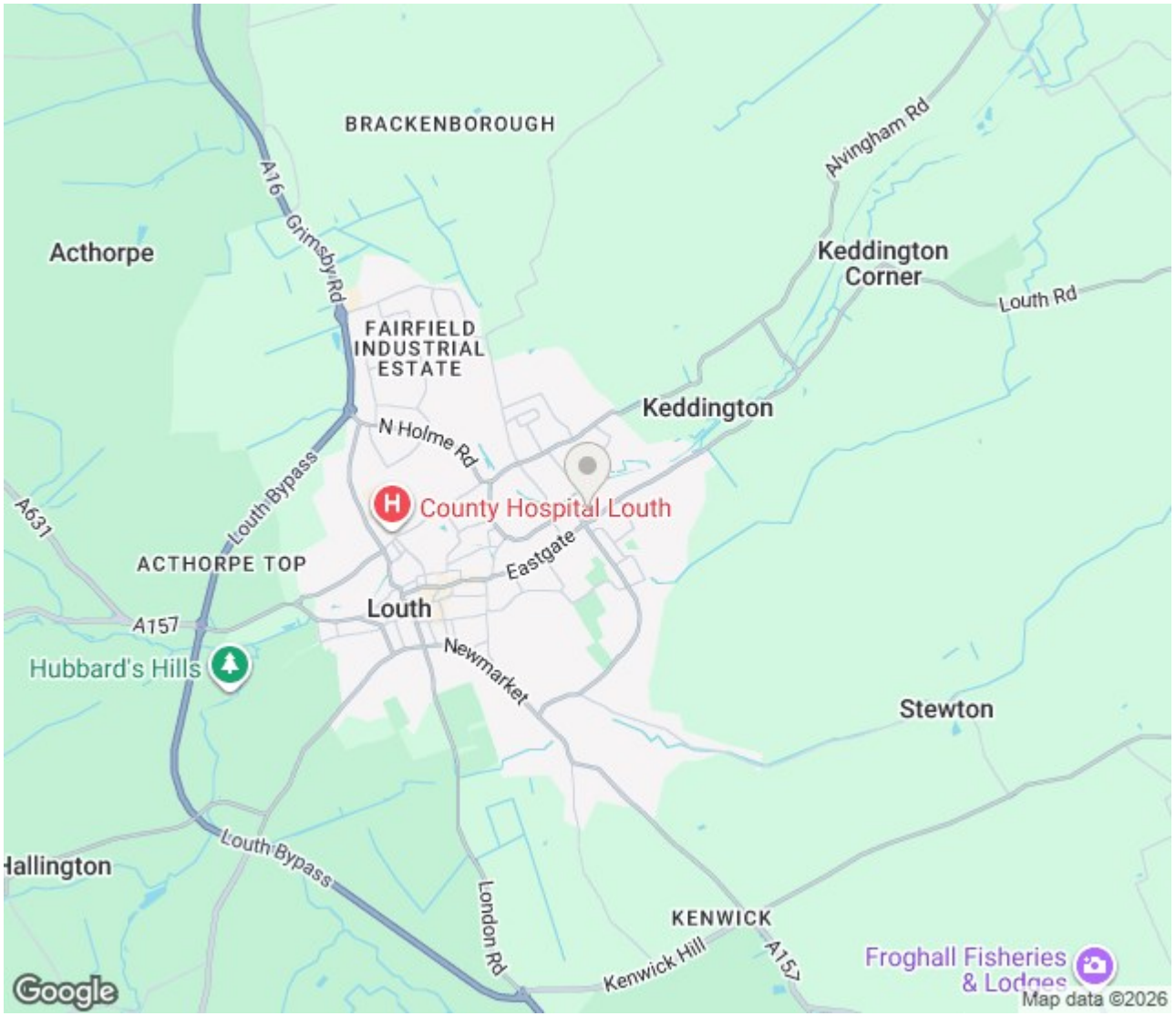
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

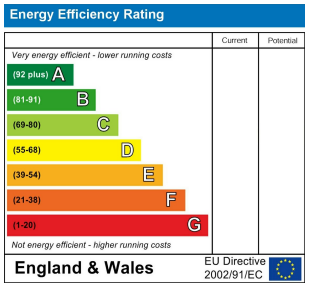
First Floor

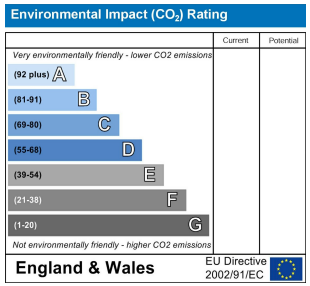


Second Floor









To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk