



# Building Plot 3

Paddocks Close, Grainthorpe

**M A S O N S**

— SINCE 1850 —



# Building Plot 3

Paddocks Close, Grainthorpe  
Louth LN11 7HS

One of three superb building plots

Approximately quarter of an acre (STS)

Positioned on the rural fringe of the village

Detailed planning permission

Attractive individual 4 double bedroom design approved

Detached double garage approved

Design illustrated in the CGI images created by the architect

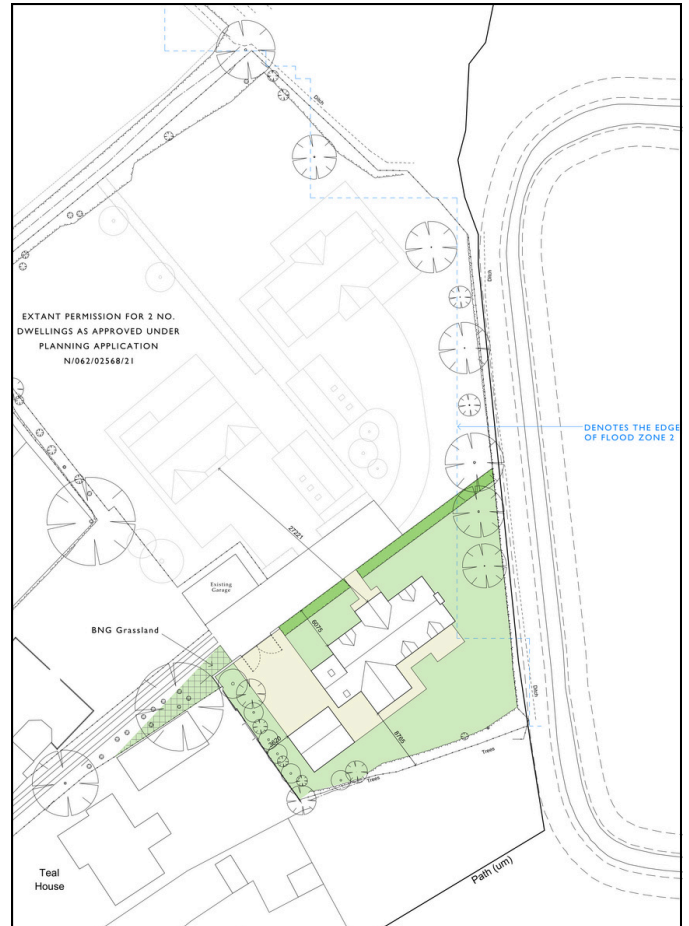
Presently part of a mature grass paddock

Approached over a long shared private driveway

2 further half acre plots (STS) available for larger houses (Planning Permission Extant)

Mains water, electricity and BT cable already ducted along the driveway

MOVEWITHMASONS.CO.UK  
01507 350500



## Planning

Full planning permission was granted by the East Lindsey District Council Planning Department on the 13<sup>th</sup> of February 2026 for the erection of 1 no. dwelling and detached garage on land at The Paddocks, High Street, Grainthorpe. There are several conditions pertaining to the planning permission. All the documents relating to the planning application can be viewed online by accessing the council planning portal and searching for application number 03625/25/FUL or by copying and pasting the following link into a web browser

<https://publicaccess.e-lindsey.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Alternatively, please request the details by email from the selling agent.

Plot 3 is one of three building plots with full planning permission, plots 1 and 2 approaching half an acre in area each, with full planning permission for larger executive style homes, and the planning permission for these two plots has been fixed in time by commencement of the development. These two plots are also for sale through our agency.

Plot 3 has an approximate area of 0.25-acre (subject to survey). Part of the rear boundary is formed by the Swine Dyke drain and a country footpath on the far side of the fencing and hedges.

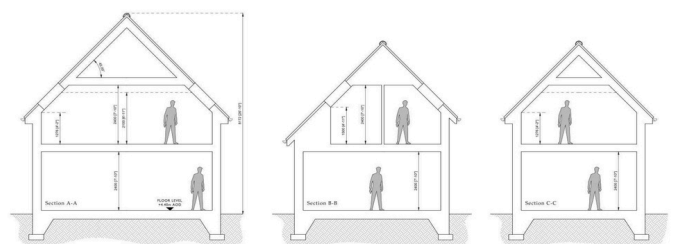
The vendor has concrete-pave a strip driveway specified in the planning permission for plots 1 and 2 which will serve all three plots subject to rights of way and shared maintenance liability, with and without vehicles. Development of the plot as proposed will also require demolition and removal of a stable block presently on site.



## Wayleaves, Easements, Covenants, Services 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. The vendor has installed service ducting along the driveway from the edge of the highway to the area by the plot frontage with mains water, electricity and BT cable for each plot connected. The plot purchasers will be responsible for any damage caused to the driveway or ducted services caused by construction or other traffic to or from their plot and required to make good any such damage.

B. It will be a condition of sale that the new dwelling will be constructed within a specified time period to the approved design and any alterations to such design or construction of additional buildings within the grounds will be subject to the approval of the vendors or their successors in title, such approval not to be unreasonably withheld.



## Proposed Accommodation

The room descriptions below should be viewed in conjunction with the architect's floorplans which indicate a typical layout arrangement for furniture and fittings.

The main entrance is at the front of the property where a central porch is located within the 2-storey projecting gable wing with front door and double-glazed side panel opening into the impressive **entrance hall** 4.79 m wide x 3.42 m deep.

A central staircase with balustrade or screen to each side leads up to a mezzanine landing with steps branching off in each direction to the first floor gallery landing. There is a built-in cloaks cupboard at the rear and doors lead off to the lounge and ground floor bedroom or study with double doors into the living/dining kitchen.

The **lounge**, 6.94 m deep x 5.14m wide is positioned on the left side of the hall and has two windows on the front elevation, a fireplace and French doors on the rear elevation with glazed side panels opening onto the garden. The **ground floor bedroom 5 or study** is 4.79 m wide x 3 m deep extending to 4.1 m in door recess. This room is easily capable of taking a double bed if required or would make a good size further reception room/snug with a window on the rear elevation.

The **living/dining kitchen** is a superb size some 10.84 m in length x a width of 5.14 m. The kitchen is shown by the architect as centrally located with a long range of units and an island unit doubling as a long breakfast bar in addition to the dining area at the front of the room which has two front windows. The family seating area at the rear of this room is particularly impressive with full height double glazed panels to 3 sides, the rear elevation having central double glazed French doors out onto the garden.





A door leads from the kitchen area into the **utility room** 3.48 m wide x 3.29 m deep with ample space to create a U-shaped range of built-in units incorporating sink and space with plumbing for appliances as required. There is a rear window and door leading to outside together with two further internal doors leading to a **pantry and cloaks/shower room**. The pantry is 2.2 m deep x 1.63 m wide with ample space for fitted shelving. The shower room is also 2.2 m deep x 1.75 m wide with space for a suite comprising shower cubicle and pedestal or bracket/suspended wash basin with a window on the front elevation.

### First Floor

From the hall, the staircase leads up to a U-shaped **gallery landing** 6.27m into the front bay x 4.79m with balustrade or screen extending around the stairwell. There is a seating area at the front of the landing which is flooded with natural light by virtue of a tall gable window on the front elevation.

Doors lead off to the four bedrooms and family bathroom.

The **master bedroom** is a superb size 6.52m max deep x 5.14m extending to 6.42m width, and particularly impressive also enjoying views from the tall gable window which floods this room with natural light.

A part dividing screen creates a **dressing area** with a extensive space for wardrobes. From here there is a connecting door to an **ensuite shower room** 3.53m max wide x 2.42m deep with skylight window and space to fit a shower cubicle, vanity wash basin and WC.

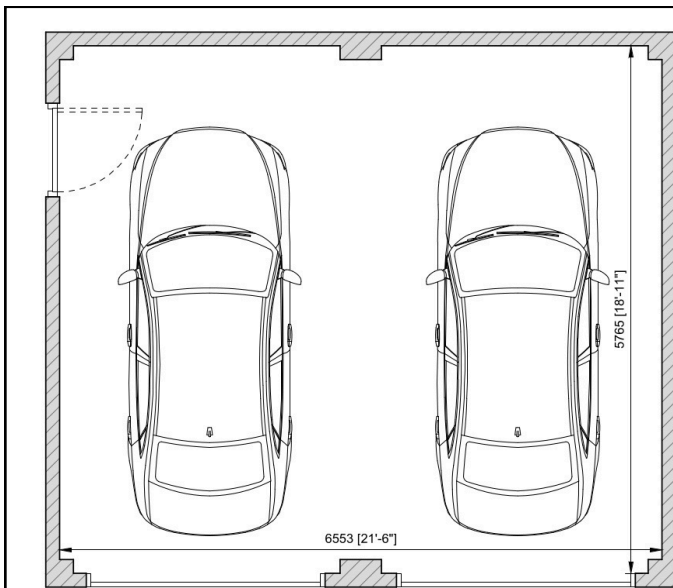
**Bedroom 2** is 5.14m wide x 4.1m deep and positioned at the front of the house - a double room with space for built-in wardrobes on either side of the front window and a connecting door to a second **ensuite shower room** 3.53m max wide x 1.94m deep, with space for shower cubicle, vanity basin and WC; skylight window to front roof slope.

**Bedrooms 3 and 4** are located on the left side of the house and of equal double size 5.14m wide x 3.42m deep with space adjoining the window for wardrobes. (To the front elevation for bedroom 3 and to the rear elevation for bedroom 4.

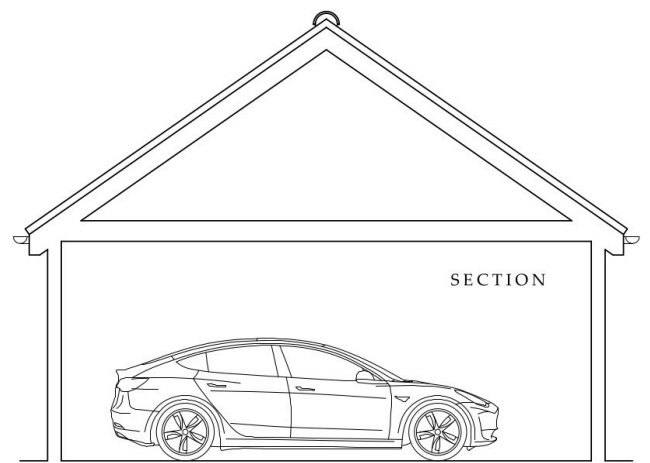
The **family bathroom** is a good size 3.5m max wide x 3m max deep and L shaped with ample space for a freestanding or panelled bath, a long vanity wash basin, low-level WC and if required a shower cubicle to the corner.

## Outside

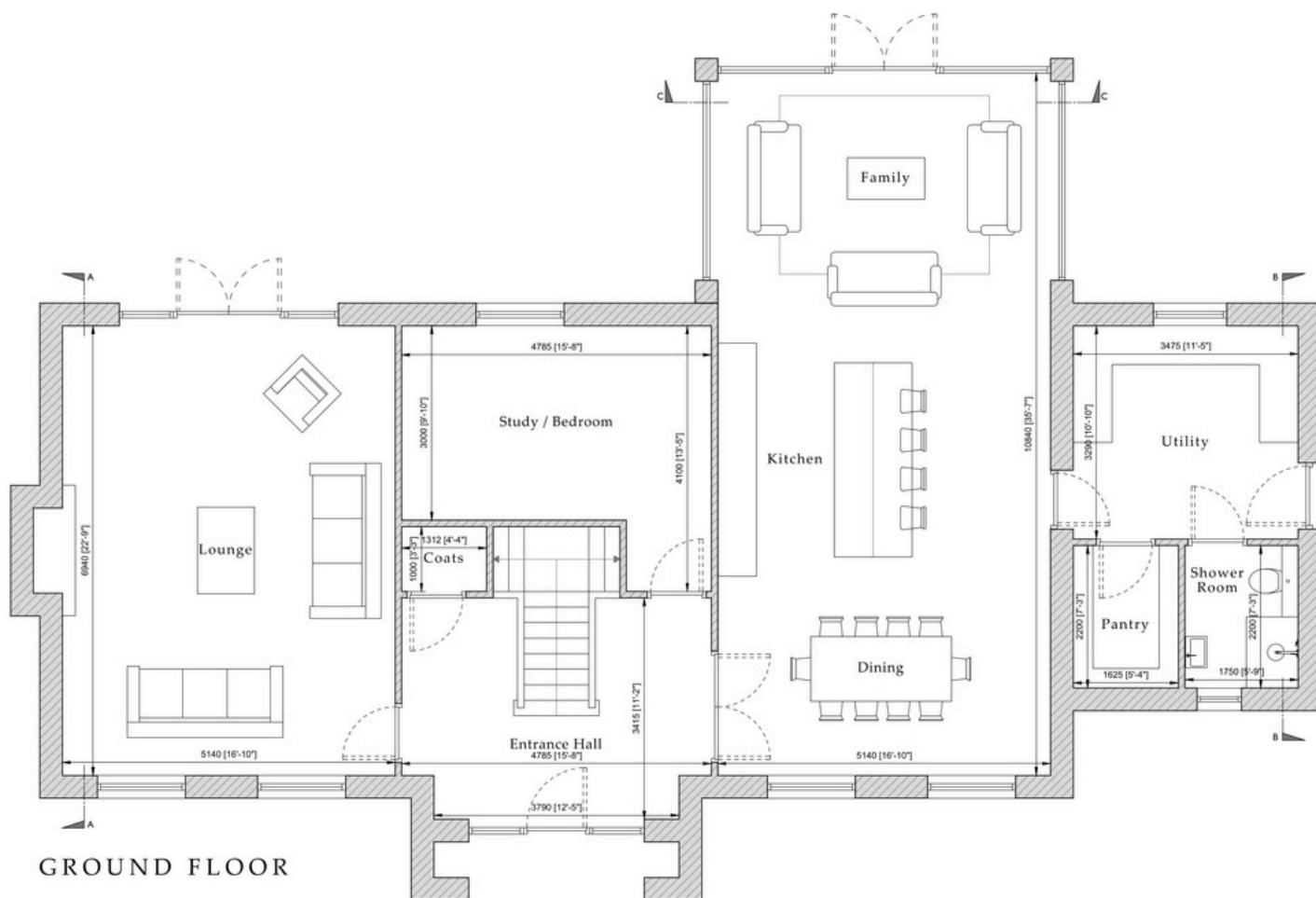
From the private share driveway there is ample scope to create a gated entrance in keeping with the stature of the house onto a double width driveway which will provide a large parking space and give access to the **detached double garage** 6.55 m wide by 5.77 m deep internally with two front doors of style to be chosen by the purchaser and a side pedestrian door.



FLOOR PLAN



As a former grass paddock with some established shrubs and hedging, there is clearly scope to create attractive and large gardens positioned to the front, side and rear with both soft and hard landscaping including pathways around the house, patios and a main central pathway to the front entrance. The private rear garden is orientated to enjoy the sun for much of the day.



**FRONT / NORTHERN ELEVATION**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



# Grainthorpe

Charm by the Coast

Grainthorpe is a charming country village nestled near the scenic Lincolnshire coast. The village is home to a primary school, a welcoming village hall, and a small local bakery renowned for its artisan bread. Grainthorpe boasts a vibrant community spirit, hosting annual events such as an Arts and Crafts Fair, a Tractor Rally, and a traditional May Day Celebration. For recreation, the village features playing fields with a tennis court, cricket pitch, and football pitch.

Steeped in history, Grainthorpe is recorded in the Domesday Book of 1086 as "Germundtorp," with 28 households. Its centrepiece is the Grade I Listed parish church of St. Clement, dating back to 1200, with subsequent alterations and restorations that reflect its rich history. The churchyard and other areas of the village connect to pathways that meander through the surrounding open countryside, offering peaceful walks and picturesque views.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (25 miles from Louth) and Grimsby (16 miles from Louth).



## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

To be assessed

## Services Connected

Main water, electricity and BT cable ducted to the area in front of the plot. See planning permission for conditions relating to foul and surface water drainage.

## Tenure

Freehold with vacant possession on completion

## Location

What3words:///grunt.rider.alleyway

## VAT

It is not anticipated that VAT will be charged.

However, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

## Directions

Entering Grainthorpe along the A1031 road from the north (Wragholme Road), proceed to the first sharp right bend and bear straight ahead here along High Street – a small lane into the village centre. Continue until the Tudor style house “The Paddocks” is found on the left side. Viewing is strictly by appointment and on foot only over the right side of the Paddocks driveway and then between the outbuildings at the rear. The plot is then on the right.

## Agent's Note

Site map, plans and elevations are based on the approved Architect's drawings and together with aerial image demarcation are for identification purposes only and not to scale – they should be verified at the sale stage against the sale contract plan.

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.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.