

Building Plot 1 Main Road

Donington-on-Bain

M A S O N S
— SINCE 1850 —





A unique development opportunity in a popular Lincolnshire Wolds village to acquire a building plot benefitting from full Planning Permission for the erection of a detached 2 bed home. Positioned in a superb, elevated spot opposite the church on a generous plot of around 0.2 acres (sts).

Description

This plot now has the benefit of full planning permission for a detached 2 bedroom dwelling as indicated on the attached plans. A generous plot extending towards the rear, currently laid to lawn and having a slight gradient back towards the road giving it an elevated position. The plot measures approximately 0.2 acres (subject to survey). Fenced boundaries to sides with hedged boundary to the front. Range of mature bushes and trees and currently having concrete path, collapsed brick building to front, further brick-built outhouse to right hand side in dilapidated condition and aluminium-framed greenhouse which are the buyer's responsibility to remove.

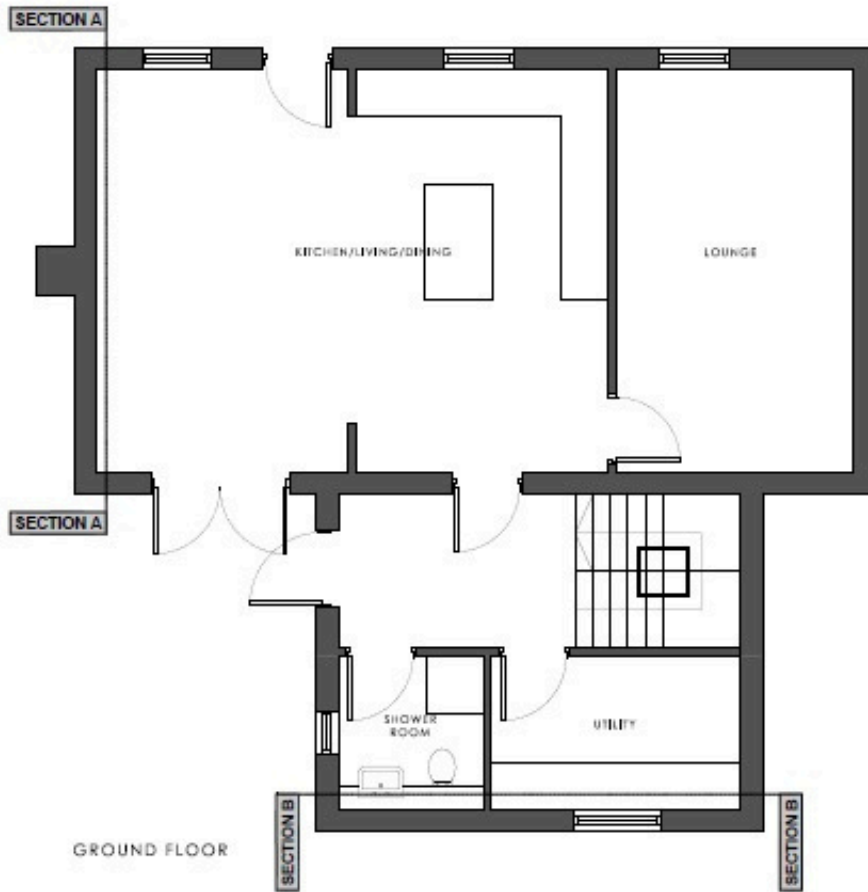
Planning details for the plot (Ref; N/042/01395/23) can be reviewed online which was granted on 18th September 2023. The relevant plans can be found on the East Lindsey Council's website: <https://www.e-lindsey.gov.uk/applications> and are available from the selling agent on request by e-mail. The proposed layout is shown on the indicated plans and applicants should carefully consider the planning decision notice in full, the approved plans, conditions and requirements. An Archaeological Evaluation Report and Heritage Impact Statement has been completed and is available to download from the planning portal.

The Proposed House

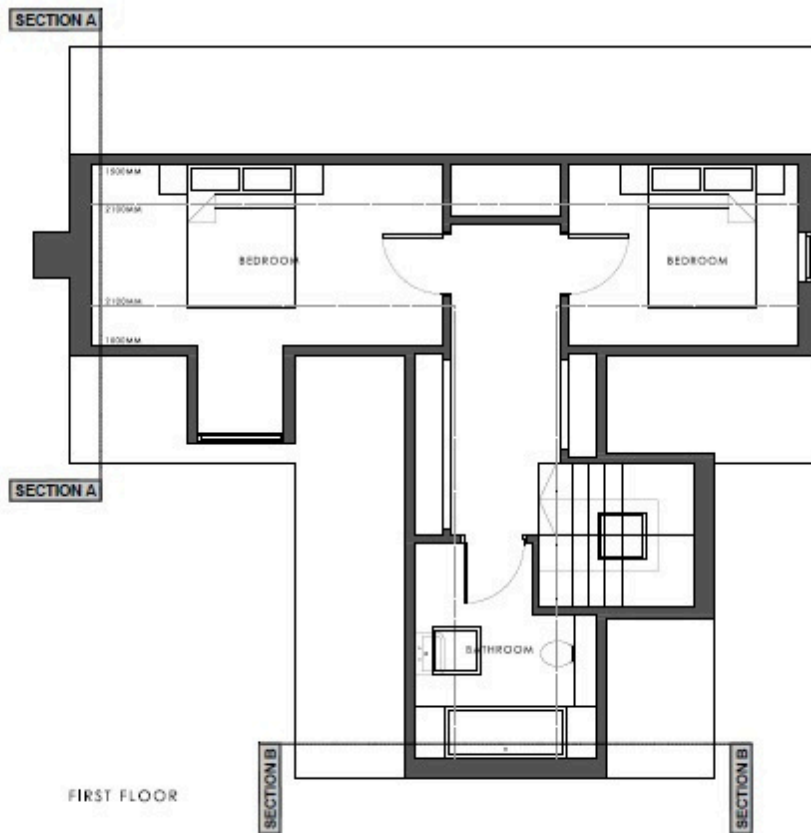
A well designed dormer style house is shown in the attached plans with well planned accommodation and light, airy living space with large windows. A traditional pitched main roof covered in tiles with a rough render wall finish. The property will be well

positioned in the plot having driveway with ample space all round, with the rear enjoying a southerly aspect and extending into the deep long garden. Internally the accommodation opens into the large kitchen living dining room with patio doors to the garden with the spacious lounge adjacent. A rear hallway beyond gives access to the shower room and utility with turned staircase leading to first floor. Off the first floor landing with storage cupboards are two double bedrooms one with dormer rear window. Finally, a spacious bathroom completes the accommodation.





GROUND FLOOR



FIRST FLOOR

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.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.



Viewing

Viewing during daylight hours by prior appointment is permitted unaccompanied.
Please contact our office for further details.

Access and maintenance

The site is accessed from the public highway

Services Connected

The purchaser is to satisfy themselves as to the exact position and accessibility of nearby mains services and will be required to make their own connections. It is believed mains water, electricity and drainage are located nearby.

Tenure

The site is offered for sale freehold with vacant possession upon completion.

Wayleaves, Easements, Covenants, Conditions and Rights of Way

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

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 chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Directions

Proceed away from Louth along Westgate and to the roundabout on the bypass, then carry straight on and at the South Elkington fork, bear left. Follow the A631 to Welton-le-Wold and after passing the garage on the left, take the next left turn along the Bluestone Heath Road. At the first crossroads turn right towards Donington-on-Bain, follow the lane and eventually at the T-junction, turn left towards the village. The plot will be found on the right just on the right turning off the main road into the entrance for Donington-on-Bain primary school and the gated access to the plot is immediately on your left.

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sales stage against the sale contract plans. Site dimensions have been measured to apparent boundaries on site and should be verified against the contract plans when these have been completed.

M A S O N S

SINCE 1850

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