

Buy. Sell. Rent. Let.



Main Road, Aby

When it comes to
property it must be


lovelle



£120,000

Lovelles are pleased to bring to market this opportunity to purchase a plot of land situated in a quaint and pleasant village in Aby on the edge of the Lincolnshire Wolds. This plot of land comes with full planning permission and plans are included in the brochure. The plans are for a 3 bed detached bungalow.

VIEWING IS STRICTLY BY APPOINTMENT ONLY!

Key Features

- Land
- Quiet Village Location
- With Full Planning

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Plot of Land

This plot of land comes with full planning permission and plans are included in the brochure. Permission was granted for 2 dwellings to be built one which is already built plot 2 with plot 1 being for sale. The plans are for a 3 bed detached bungalow. Services are all available.

Planning Number: N/001/01906/23

Full application details :

<https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZO8UZZAX297&activeTab=summary>

Location

Aby is a lovely quiet village in the Lincolnshire Wolds, nearby to the market towns of Louth and Alford and has easy access to the beaches of the East Coast. Alford is a picturesque market town situated on the edge of the Lincolnshire Wolds which is an Area of Outstanding Natural Beauty. Alford town offers a range of local amenities, including popular schooling for both the Primary and Secondary Children. There is also a traditional Tuesday/Friday market and a range of local shops.

Directions

From our office , Head towards Knowle Street, Turn left onto High Street/A1104, Continue to follow A1104 for 5.3 miles, Continue straight onto Rye Lane for 2.6 miles, Turn left, the plot of land can be found on the left hand side.

Services

The property has mains water are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. Electricity and drainage need to be connected.

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Viewings

BY STRICT APPOINTMENT ONLY!!

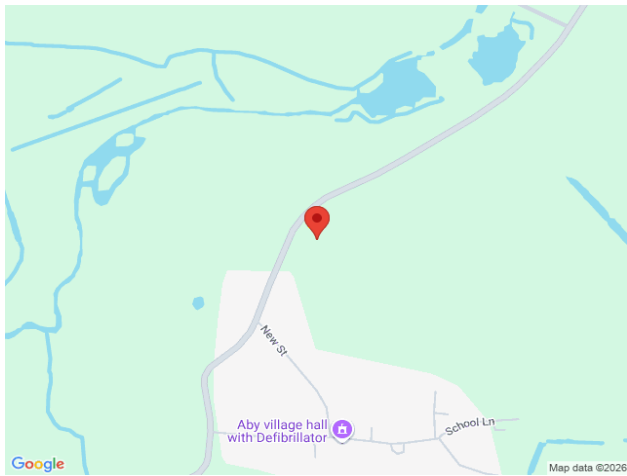
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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