CHOICE PROPERTIES

Estate Agents

Greenways Louth Road, Gayton Le Marsh, Alford, LN13 0NH

Offers Over £400,000



Exceptional Development Opportunity – Approx. 2.7 Acres

A fantastic opportunity for developers, investors, or self-build buyers to acquire this part-completed four-bedroom detached residence with double garage, set within approximately 2.7 acres in a sought-after rural Lincolnshire location.

Offering outstanding potential to create a prestigious country home, the generous plot also provides scope for a variety of alternative uses, subject to the necessary planning permissions, including equestrian or leisure opportunities.

For buyers seeking a finished home, the current owner is willing to complete the project to an agreed specification, subject to separate negotiation.

Rarely do opportunities like this become available, offering excellent potential for capital growth in a peaceful countryside setting, within easy reach of Louth and the Lincolnshire coast.

Early viewing is highly recommended.

Here is an unfinished project ready for your own vision and direction, the works involved will require windows, doors, installation of heating, second fix, plastering, and electrics.

Entrance Hall
Staircase leading to first floor landing. Doorways to Open Plan Living/Kitchen/Dining Area, Snug/Office, and Lounge.

Open Plan Living/Kitchen/Dining Area
Doorway to rear hall.

Lounge
Double opening external doorway leading to garden.

Snug/Office

Rear Hall
External doorway leading to the front of the property. Doorway to garden room. Opening to coat room.

Garden Room
Doorway to integral garage. Space for two sets of bi-fold doors

Utility
External door way leading to the side of the property

Coat Room
Doorway to downstairs wc.

Downstairs WC

Landing
Doorways to all first floor rooms.

Bedroom 1
Doorway to ensuite shower room.

Ensuite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Integral Garage
Brick built integral triple garage with space for two vehicles. Doorway to utility. Space for up and over garage doors.

Planning Permission
Plot planning reference through East Lindsey District Council - Ref: N/058/00596/15

Location
The residence is situated on a plot of approximately 2.7 acres on the edge of the sought after villages of Gayton Le Marsh and Withern. The plot is conveniently tucked away in an exclusive and private setting, perfectly placed to enjoy the golden beaches of the Lincolnshire coast as well as the quaint charm of nearby market towns such as Louth and Alford.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

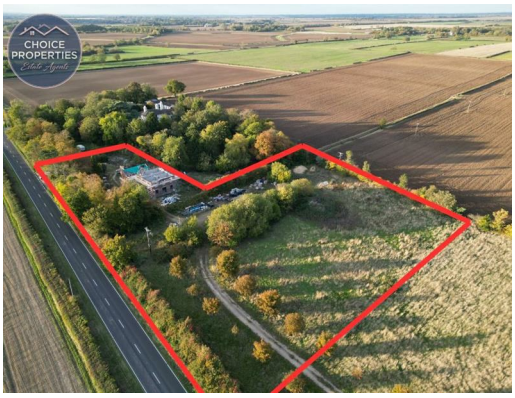
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Not Yet Determined.

Viewing Arrangements
Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer, and the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.


CHOICE
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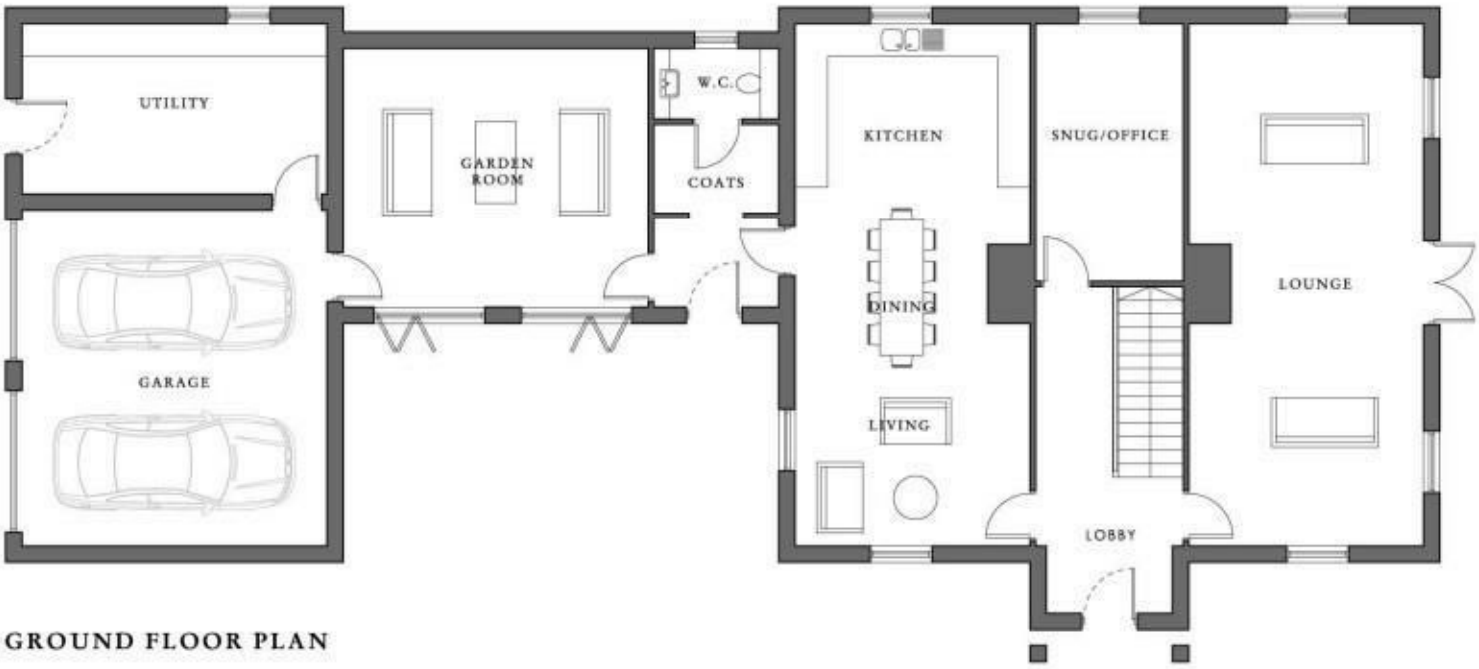




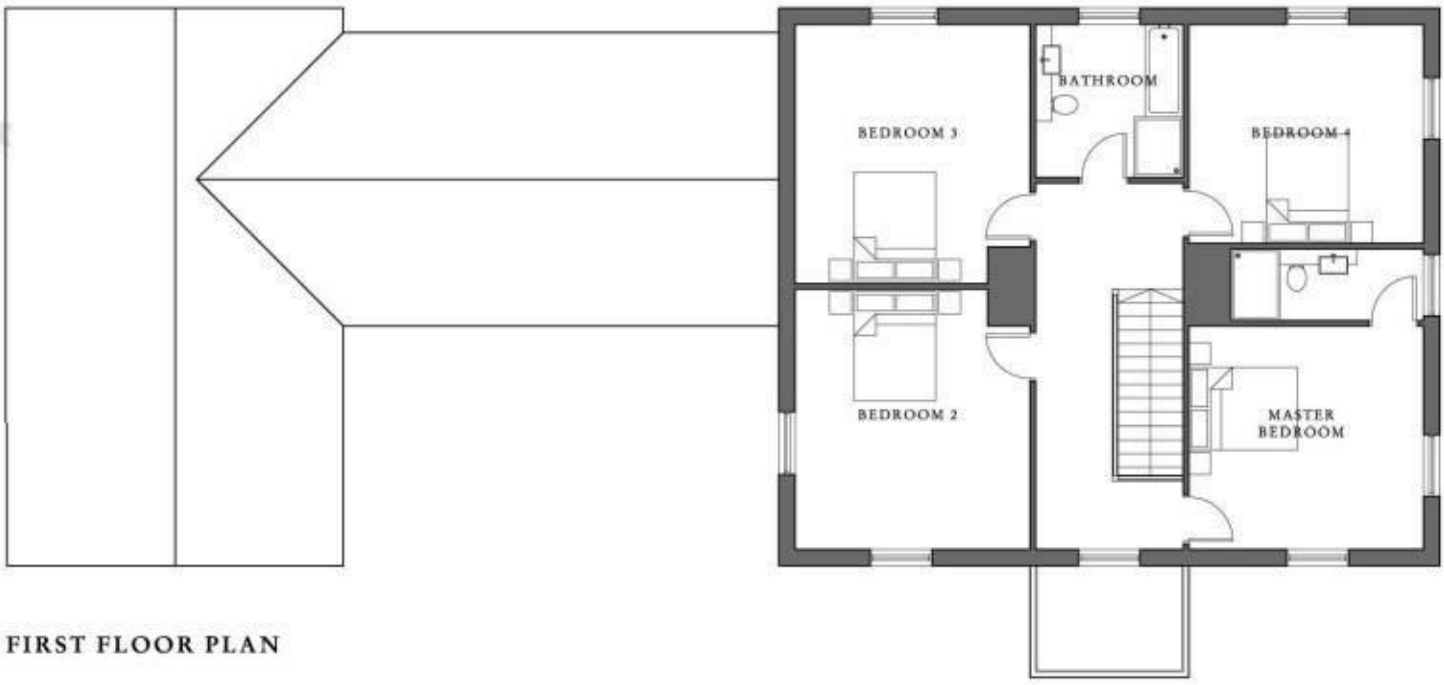






GROUND FLOOR PLAN



FIRST FLOOR PLAN

Directions

Exit Louth via Legbourne Road and when you reach the roundabout take the 2nd Exit onto the A157. Continue on this road for 6 miles and you will find the property on your left hand side.

