



CHOICE PROPERTIES

Estate Agents

Building Plot at 52 St. Marys Lane,
Louth, LN11 0DT

Price £220,000



It is a pleasure for Choice Properties to offer an exciting opportunity to acquire this 0.2 acre (approx) building plot situated in a peaceful position on St Mary's Lane located in the ever desirable west side of Louth. The building plot has outline planning permission for the erection of one dwelling with further permission to create vehicular access. Ideal for both self-builders and investors alike, this opportunity is not to be missed. Early Viewing Is Highly Advised.

Further information on this 0.2 Acre (approx) building plot is outlined below:

Planning Permission

The building plot has outline planning permission for the erection of one dwelling and further permission to create vehicular access. Full information on the planning permission can be found on the East Lindsey Planning Portal using the reference 03777/25/OUT

Location

The building plot is located down a quiet side road off of the ever desirable St Mary's Lane situated in the popular west side of Louth. The plot itself is found adjacent to 52 St Mary Lane and benefits from being tucked away in a quaint position. The plot is situated a short walk from Louth town centre and all of the amenities it has to offer including shops, pubs, bars, cafes, doctors, hospital, parks, theatre, and much more. Louth is a thriving market town situated on the edge of the Lincolnshire Wolds (AONB) which provides breath-taking views and beautiful walks and is also only 10 miles from the award winning golden sandy beaches of the Lincolnshire Coast.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties Louth on 01507 830077.

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 property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just 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 solicitors details, as this helps us to start the transaction quickly 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.





Directions

From St James' Church head North along Grimsby Road for 250m and then turn left onto St Mary's Lane. Continue for 500m then turn right onto a side road. Continue towards the end of the road and you will find the building plot on your left hand side.

