



# Building Plot, Legbourne Road

Louth

**M A S O N S**

— SINCE 1850 —

# Building Plot, Adjacent, 23 Legbourne Road

Louth, LN11 8ES



Benefitting from Outline Planning Permission

Large plot approx 0.23 acres (sts)

Well planned plot with ample garden space

Popular residential setting

Proposed design indicates large detached  
dorma bungalow

Ample driveway and parking area

Close to amenities

An excellent opportunity to acquire a residential building plot extending to approximately 0.23 acres (STS), situated on a popular and well-established residential road within the sought-after Georgian market town of Louth.

Benefitting from outline planning permission for the construction of a detached dorma bungalow, the plot offers purchasers the chance to create a bespoke family home in a highly desirable location.

Louth is renowned for its attractive Georgian architecture, vibrant town centre and excellent range of amenities, including independent shops, supermarkets, cafés, restaurants, schools and leisure facilities, all within convenient reach.

Rarely available, this well-positioned plot combines the appeal of a peaceful residential setting with easy access to the town's extensive amenities, making it an ideal opportunity for self-builders, developers and investors alike.

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### The Proposed Dwelling and Plot

The plot is accessed directly from Legbourne Road and is largely level ground. A dropped kerb to the front and gate provides access from the highway. The plot has a mature setting with fencing to boundaries and is set between existing residential dwellings. To the rear of the plot is a range of mature bushes and trees. The indicated dwelling is a generous detached dorma home with parking and turning area to front and having large rear garden.

Application for approval of the reserved matters, namely matters of 'appearance', 'landscaping', 'layout' and 'scale', shall be made to the local planning authority by the purchaser.



## Planning

Outline planning permission was granted (application number N/105/00628/24) by the East Lindsey District Council Planning Department on 17<sup>th</sup> June 2024. Details can be emailed by the selling agent on request or downloaded from East Lindsey planning website. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer.

## Method of Sale

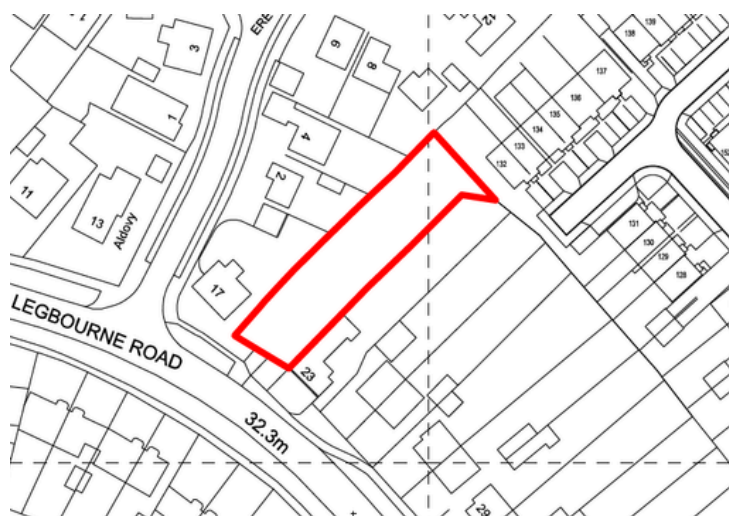
The land is for sale by Private Treaty.

## Council Tax and Business Rates

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

## Sporting and Mineral Rights

These are included in the sale where they are owned.



### Wayleaves, Easements, Covenants 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 land can be accessed directly from the public highway via an existing entrance.

### Tenure

The land is offered for sale freehold with vacant possession on completion.

### VAT

VAT is not anticipated to be chargeable in addition the agreed sale price.



# 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, 26 miles away, and Grimsby, just 16 miles to the north.





## Viewing

Unaccompanied viewings by prior appointment through the selling agent.

## Services Connected

It is anticipated that the new dwelling will be connected to mains drainage, gas, electricity and water available in the road– applicants should satisfy themselves as to the precise position and accessibility of these services.

## Tenure

Freehold

## Directions

Travel out of Louth east on Newmarket, follow the road as it turns into Kenwick road and then Legbourne road. Shortly after the left turning for Eresbie road, the plot is on the left.

## Location

What3words : ///firming.pavilions.roadways

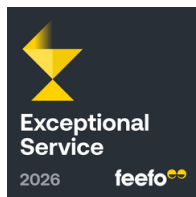
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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

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Cornmarket,  
Louth, Lincolnshire  
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#### Important Notice

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