



South Elevation



North Elevation

Plot 3 at Shires Rest

Marsh Road, Orby

M A S O N S

SINCE 1850



Plot 3 at Shires Rest

Marsh Road, Orby, PE24 5HY

A unique opportunity to acquire a single building plot in the popular Lincolnshire village of Orby, benefiting from full Planning Permission for the erection of a detached three-bedroom bungalow.

The plot is situated in a semi-rural village setting, close to the coastal resorts of Skegness and Ingoldmells and benefits from an open parkland outlook to the rear.

The approved scheme provides for a barn-style three-bedroom bungalow with well-planned accommodation, together with generous driveway, parking and garden space.

The planning permission is now live and fixed following a meaningful start to the development. Full residential use has been granted.

Plot 1 has now been sold and the plots are now fenced. An electricity supply is also now on site.

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Planning Information

Full Planning Permission has been granted for the erection of a detached three-bedroom bungalow.

The planning permission is now live and fixed following a meaningful start to the development, with full residential use now granted.

Further details of the planning permission and approved plans are available on request.

The Proposed Dwelling

This spacious plot now has the benefit of full planning permission for a detached barn style 3 bedroom cottage as indicated on the attached plans. The plot measures approximately 33 metres deep by 14 metres wide and is level ground. The plot enjoys superb open views to the rear across neighbouring paddocks being situated on the outskirts of the village.

The proposed cottage is designed as an attractive barn style cottage with traditional materials and the rear garden facing aspect benefitting a glazed gable from the open plan living space. The accommodation has been designed with modern living in mind, having open plan kitchen, dining and living at the rear with large windows and doors to garden. Off the central hallway is a ground floor bedroom with adjacent en suite shower room. A stair case to the first floor leads to the landing with two generous double bedrooms off, both having skylights to front and rear aspect. Finally, a family bathroom at the front with skylight. Externally the front offers garden with ample driveway parking and generous rear garden.

Planning details for the plot (N/134/00116/22) 00348/25/RVC and 02310/25/NMA can be reviewed online which was granted on 31st May 2022. 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 and requirements.

Outside

The plot provides generous driveway and garden space, together with parking provision.

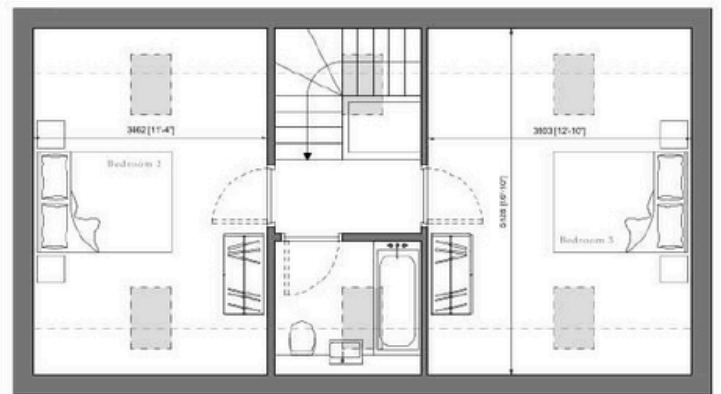
The rear of the plot benefits from an open parkland outlook.

The plots are now fenced and an electricity supply is on site.





First Floor



Orby

Village living

Orby is a popular Lincolnshire village situated within the rural landscape of the Lincolnshire coast marshes, approximately 5 miles west of the coastal resort of Skegness and around 9 miles east of Spilsby. The village offers a semi-rural setting with the Lincolnshire coast and its attractions within easy reach.

Orby has a village hall and public house, with further shopping and everyday amenities available in nearby Burgh le Marsh. The coastal resort of Skegness provides a wider range of shops, supermarkets, restaurants, leisure facilities and services, whilst Spilsby offers a further range of independent shops and services.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.





Viewing

Strictly by prior appointment through the selling agent.

Tenure

Freehold

Directions

After leaving the main A158 road travel into Orby on Gunby Road. The road then becomes Marsh road, continue to the outskirts and the plot will be found on the left side just past the veterinary surgery on the opposite side.

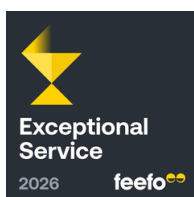
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Cornmarket,
Louth, Lincolnshire
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