



Building Plot Off School Lane

Rothwell

M A S O N S
— Celebrating 175 Years —

Building Plot Off School Lane

Rothwell
LN7 6BB



Benefitting from Full Planning Permission

Elevated spot, short walk to popular village pub

Designed for contemporary and versatile living

Rural village setting

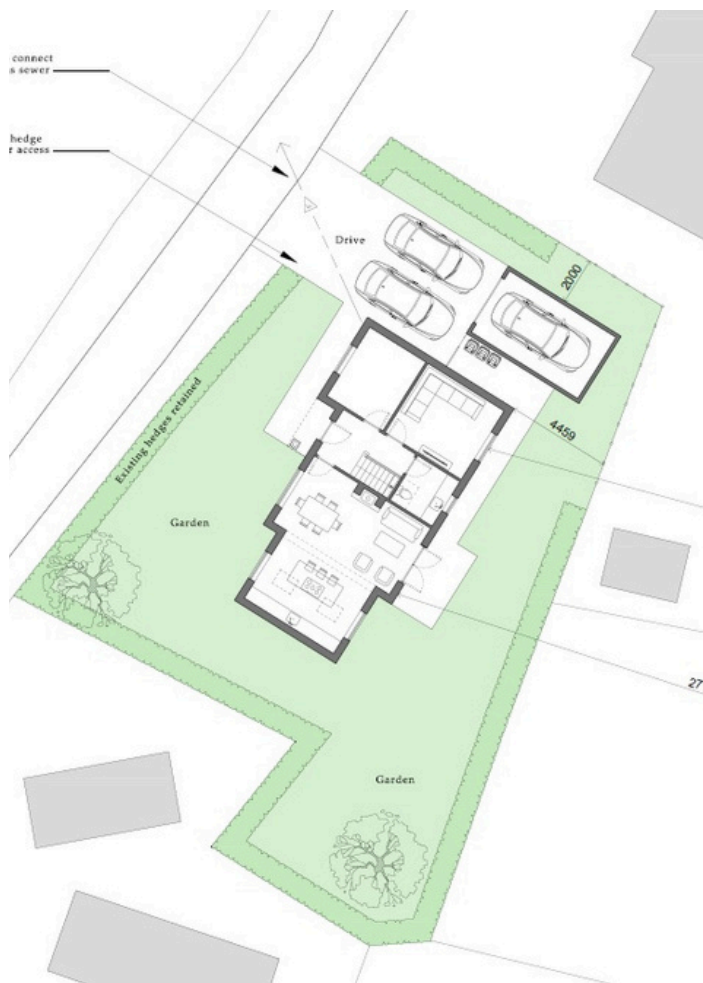
3 /4 bedroom home with detached garage

Amount of bedrooms/bathrooms

Any other key features you think

An excellent opportunity to acquire a generous building plot in a popular Lincolnshire Wolds village benefitting from full planning permission for the erection of a three/four bedroom home with detached garage. The well planned accommodation offers versatile family living space extending to around 1,375 square feet. Adjacent the house will be a garage and driveway with gardens to front, side and rear. Well positioned in an elevated spot a short walk to the popular village pub and just a few minutes' drive to amenities in Caistor.

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01507 350500



The Proposed Dwelling and Plot

The plot enjoys a very quiet position along a no through road that leads to the village Church, in an elevated setting offering some superb views of the surrounding countryside. The plot has a gentle gradient and sits slightly above the road level. The plot has a mature setting with hedging and trees to boundaries and is set between existing residential dwellings. The proposed dwelling is of a traditional design with brick facing walls under pitched and tiled roofs, with an adjacent garage in a complementary design. It is anticipated that the dwelling will use an air source heat pump heating system supplemented by solar panels fitted to the rear roof aspect. There will be ample amenity space around the new dwelling comprising a generous parking area along with front, side and rear gardens. The plans respond sympathetically to the character of the village setting and neighbouring properties.



Accommodation

The dwelling has been designed with contemporary and versatile living in mind and the layout can be viewed on the enclosed plans. It comprises; A front porch giving access to the entrance hall. To the left is the snug and study /fourth bedroom , beyond which is the WC and utility room. A door to the right give s access to a large open plan family space comprising dining and sitting area adjacent a fireplace leading into the spacious kitchen with central island, having vaulted ceiling with sky lights and windows to both aspects and patio doors to rear garden. 01507 350500 movewithmasons.co.uk On the first floor there is a spacious gallery landing with large master bedroom suite to the left comprising a double bedroom with en suite shower room . On the opposite side are 2 further bedrooms and a family bathroom . Adjacent to the house will be a single detached garage.



Planning

Full planning permission was granted (application number 146713) by the West Lindsey District Council Planning Department on 20th September 2024. Details can be emailed by the selling agent on request. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer. The archaeological investigation dig and report mentioned in the decision notice has been completed by the vendor and can be made available to prospective purchasers.

Method of Sale

The land is for sale by Private Treaty.

Council Tax and Business Rates

The property is not recorded on the West 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 pedestrian gate.

Tenure

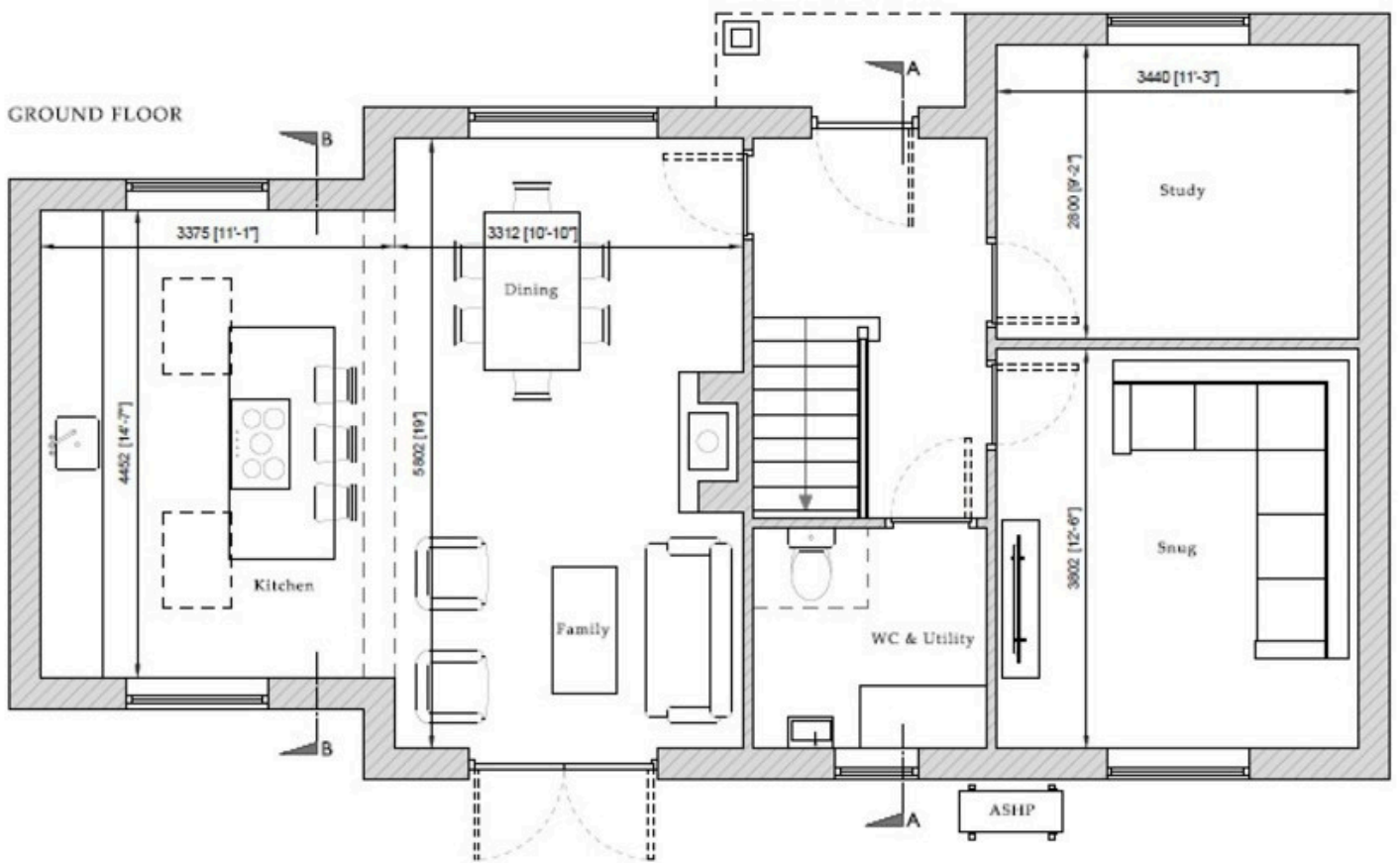
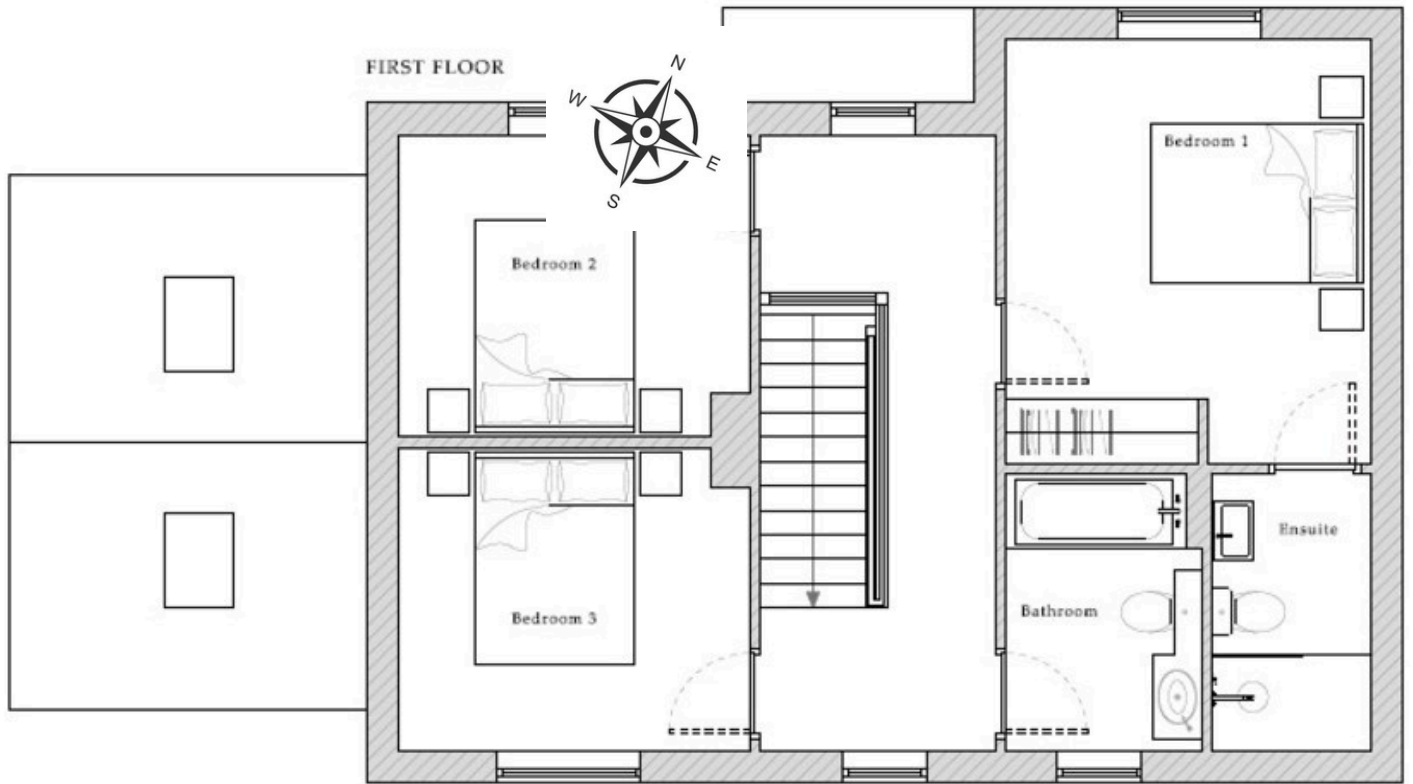
The land is offered for sale freehold with vacant possession on completion.

VAT

VAT will be chargeable in addition the agreed sale price. Such tax will be payable by the buyer(s) in addition to the contract price. A business purchaser may be able to recover this VAT and should seek guidance from their conveyancer.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Rothwell

Peaceful, scenic, historic.



Rothwell is a charming village nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Surrounded by rolling countryside, it offers a peaceful rural setting while remaining within easy reach of nearby market towns such as Caistor and Louth. The village retains a strong sense of community and traditional character, making it an ideal location for those seeking a quieter pace of life in a picturesque and historic landscape. Located approximately 9 miles north of Market Rasen, and around 11 miles east of Louth





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

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.

Services Connected

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

Tenure

Freehold

Directions

From the centre of Rothwell village on Caistor road, take the turning up School Lane opposite The Blacksmith's Arms public house. Travel a short way up the lane and the plot will be found on the left.

Location

What3words : ///awaiting.neatly.indicate

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

EST. 1850

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Important Notice

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(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

