



Development Opportunity
At Willoughby, Alford, LN13 9SU

M A S O N S
— EST. 1850 —

**Outline Planning Permission Consent for 9 dwellings
Freehold with Vacant Possession upon completion
Superb Village Location**

Background

We are delighted to offer for sale a prime development site extending to approximately 0.82 acres (0.33ha), located to the south of Willoughby within the historic core. Willoughby is a popular village situated close to the town of Alford. The site has outline planning permission with an indicative design for 14 dwellings and we are offering for sale 9 of the 14 dwellings (edged red on the adjacent plan) with the remaining 5 dwellings to be retained by the vendor with possibility of a joint venture open for discussions and the existing bespoke floor business currently on site is to be relocated and developed alongside this site.

LOCATION

From Louth take the A16 south for approximately 10 miles to the Ulceby Cross roundabout and take the 2nd exit along the A1028 and follow this until the third exit on the left – Dawber Lane. Follow this to the end and turn left on to Hanby Lane and the site is situated on your right hand side.

The development site lies within close proximity to the amenities of Willoughby and the nearby town of Alford. These amenities include Willoughby Primary School and Queen Elizabeth's Grammar School in Alford. There is a good range of shops nearby too, with Alford and Skegness hosting various supermarkets and lots of independent shops and pubs.



PLANNING

Outline Planning Permission is granted with East Lindsey District Council for a Hybrid Application for the outline erection of 14 dwellings and a community shop (Ref: N/208/01411/18).

The outline design has been created by Urban Perspective which contains indicative plans for six impressive, detached houses and four pairs of semi-detached dwellings alongside a community shop. The plots are open for redesign however the access and roadways are confirmed.

All planning information and technical drawings are available from the agents upon request.

The vendors will be contracted to remove the weighbridge currently on site and the building. The slab and foundations will be broken out and removed leaving a stone base which will take place before completion.

TENURE

The site is currently leased and occupied by a farming company and bespoke flooring company Wazel Wood flooring however it will be vacant possession upon completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way, whether mentioned in these particulars or not.

Indicative Sketch of Community Shop Frontage



Indicative Sketch from Hanby Lane



The current vendor reserves the right of way for access to the retained 5 plots.

TITLE

Title documents are available upon request. The land is subject to a promotion agreement which is owned by a charity. More information is available from the Vendors agents upon request.

VIEWING

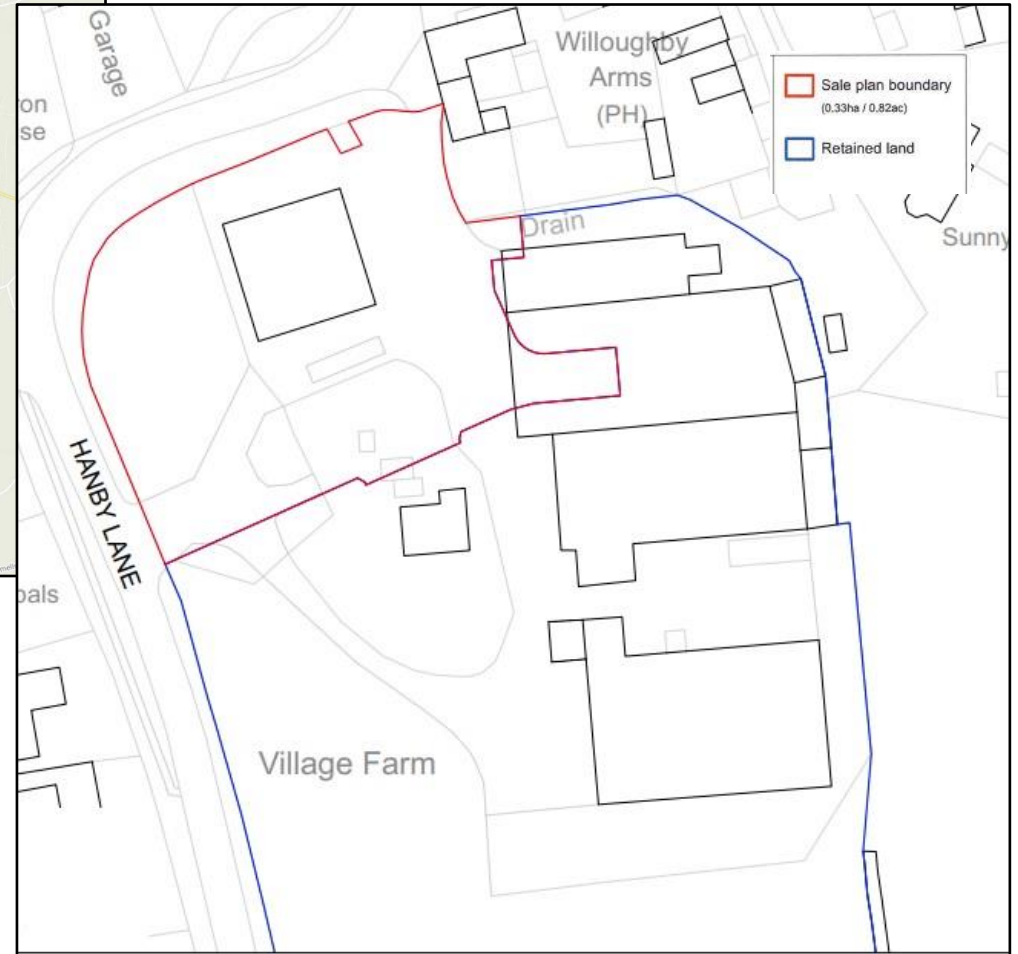
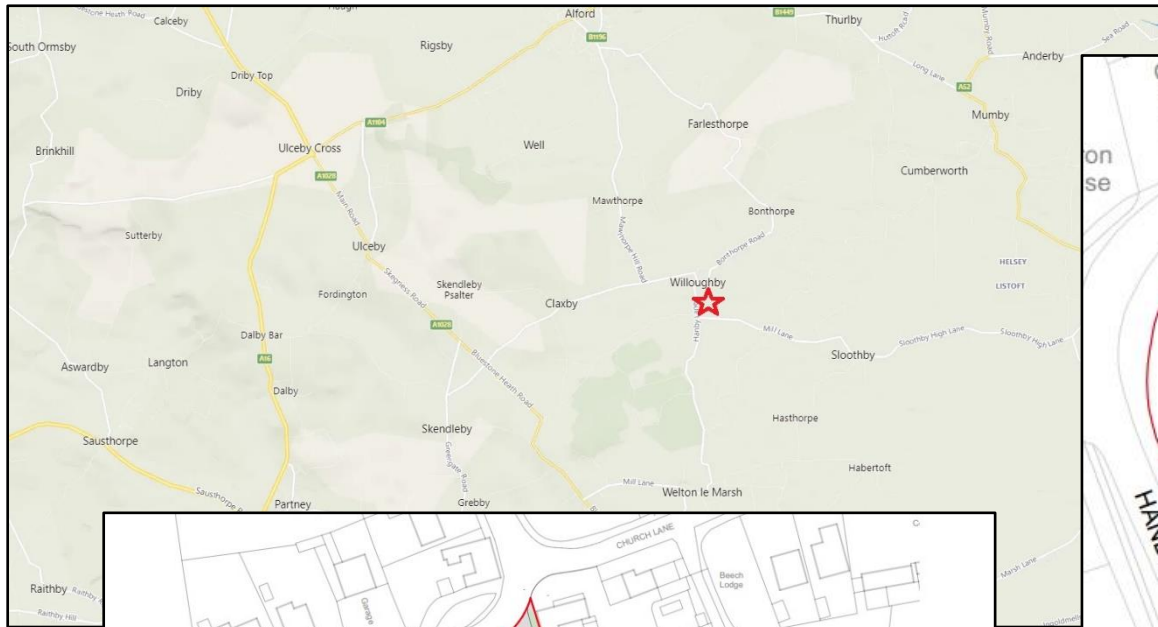
Strictly by arrangement only. The yard is a working farmyard and business and you enter at your own risk to view the land.

SERVICES

It is our understanding that mains services will be available to the site, however the prospective purchaser is responsible for investigating this further at their own cost.

IMPORTANT INFORMATION

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 the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.



More plans and information are available upon request.

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (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 Messrs Masons, Chartered Surveyors 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.