



Development Site
Manby Middlegate, Grimoldby LN11 8ST

M A S O N S
— EST. 1850 —

A unique development opportunity in a popular Lincolnshire village to acquire a large site of approximately 1.3 acres (STS) benefitting from outline Planning Permission for four dwellings with associated garages. Located in a quaint village location down a long private drive and a woodland setting with no immediate neighbours to the site. For sale by private treaty as a whole.

Situation

Grimoldby is a popular country village approximately five miles from the market town of Louth and in conjunction with the neighbouring village of Manby, there are local facilities including a primary school, post office/store, mini supermarket, restaurant and two churches. Louth has a wider range of amenities, including many individual shops, cafes, restaurants and bars, together with secondary schools including the King Edward VI grammar school. On the outskirts of Louth is the Kenwick Park leisure complex with equestrian centre and Grimoldby is about five miles from the coast, where day passes can be obtained to hack along the beaches for miles. The area also has a network of bridleways from Louth to the coast and within the Wolds to the west.

Directions

From Louth take the Legbourne Road out to the B1200 roundabout and take the first exit. Follow the road to the Manby traffic lights and carry straight on. Shortly before leaving the village outskirts the access to the land will be found on the left hand side adjacent to a white cottage and designated by our for sale board.

Description

This garden land now has the benefit of outline Planning Permission (Ref; N/067/01139/20) for the erection of four dwellings, comprising four detached cottage style homes with double garages. Full details of the planning consent and all relevant plans can be found on the East Lindsey Council's website: <https://www.e-lindsey.gov.uk/applications>. Consent was given in September 2020. The precise wording of the Planning Decision Notice and the relevant conditions should be considered in detail

by a prospective purchaser. The outline planning allows the purchaser to finalise the reserved matters of the development including landscaping, scale, design and specification of the homes to their taste. The proposed layout and retained woodland is shown on the below plans.

Proposed Layout and Dwellings

The site currently largely populated by woodland, measures to a total approximate size of 1.3 acres (STS) including access affording very generous plots allowing for sizeable homes to be built along with associated garaging. In order to construct the homes some woodland clearance will be required by the purchaser in accordance with the tree retention plan mentioned in condition 8 of the planning.

The site nestled within the village will retain a private and executive style location, down a long private drive with no nearby roads and neighbouring property, having open Greenland and gardens either side. An attractive pond on the site (to be retained) provides a superb amenity and wildlife feature.

Services

The purchaser is to satisfy themselves as to the exact position and accessibility of nearby mains services and will be required to make their own connections.

Access and maintenance

The site is accessed directly from Manby Middlegate, with the driveway passing neighbouring houses before opening into the site to the rear. The driveway is to be constructed by the buyer, however the existing structures currently on the access drive including a garage and workshop will be removed by the current vendor by or after exchange of contracts.

Wayleaves, Easements, Covenants, Conditions and Rights of Way

The plots are sold subject to and with benefit of all existing wayleaves, easements and rights of way, whether mentioned in these particulars or not. There is currently a footpath along the length of the eastern boundary. In accordance with condition 10 of the planning a boundary wall or fence may be erected in front of the path up to 1.2 metres in height.

Right of way will be retained for the freeholder of Wheelwrights Cottage adjacent to cross the access drive if required to their rear garden (Wheelwrights Cottage will also have a separate private access created). Part of the planning includes a garage for Wheelwrights Cottage which will be built on a separate full planning application by the current vendor within their own grounds.

Viewings

Strictly by accompanied appointment with the selling agent. Due to the proximity of the current vendors property and the land currently their garden, unaccompanied viewings are not permitted.

VAT

It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Tenure

The site is offered for sale freehold with vacant possession upon completion.

General Information

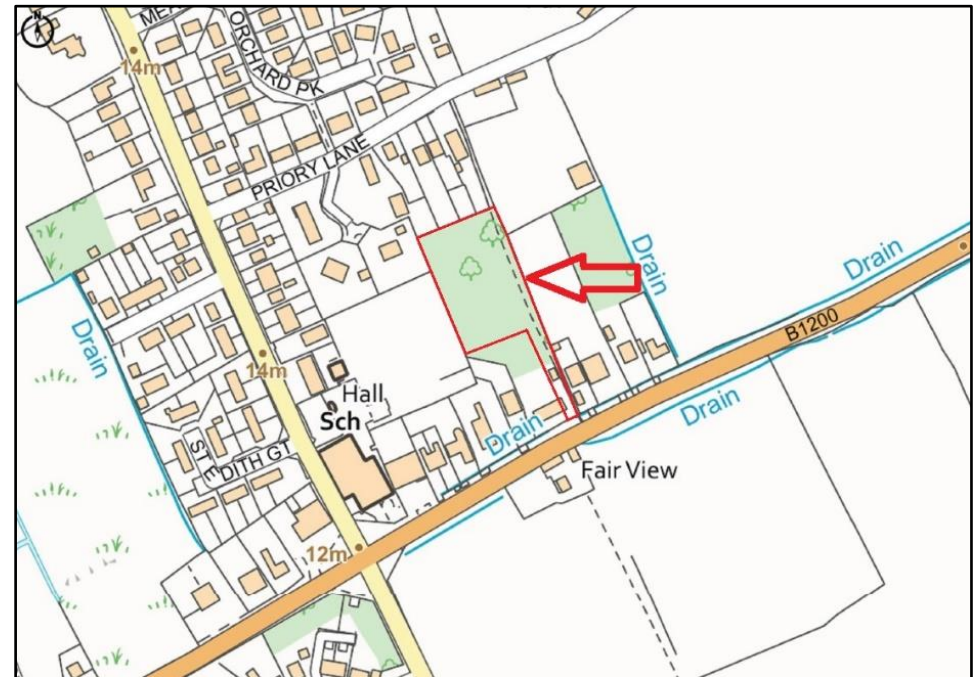
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sales stage against the sale contract plans. Site dimensions have been measured to apparent boundaries on site and should be verified against the contract plans when these have been completed. Applicants should satisfy themselves as to the precise position and accessibility of services and take note of the requirements within the planning permission.

Site Plans





Location and boundary map



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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.

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