



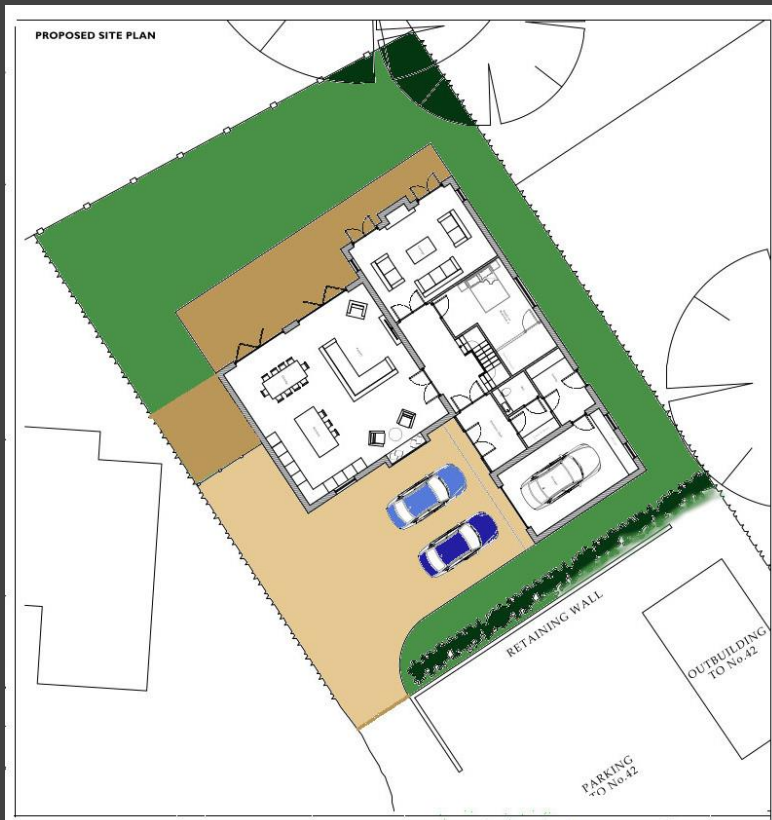
Building Plot

St. Mary's Lane, Louth LN11 0DT

M A S O N S
EST. 1850

Directions

From St James' Church, travel north along Bridge Street into Grimsby Road and then take the first left turn along St. Mary's Lane. Carry on for some distance and take the right turn up the narrow lane just after number 46 (see the location plan adjacent) which leads to further properties on St. Mary's Lane, positioned along the hillside. The building plot will be accessed from this lane via a right of way over the area shown blue on the location plan.



A rare opportunity in this especially sought-after residential area of Louth - an individual garden building plot in an elevated position, with full planning permission for a spacious individual house and attached garage. A revised layout has been approved featuring an 8.6m x 8.1m vaulted living/dining kitchen with two sets of bi-folding French doors, a sitting room with French doors, up to 4 double bedrooms (one on the ground floor), family bathroom and master ensuite shower room, hallway and vaulted gallery landing.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The central Conservation Area features some interesting Period properties surrounding the magnificent spire of St James church in the centre. Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar school. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, whilst further sporting facilities include a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.





The Plot

The plot is positioned in a prime residential area of Louth to the west of the town centre and presently forms part of the very deep garden of 42 St. Mary's Lane.

The plot has an approximate depth of 25.2m, and a width varying from 21.6m to 22m (based upon on-site measurements to apparent boundaries) – the dimensions should be checked against the boundaries indicated by the sale contract plan. The sellers will convey a legal right of way with or without vehicles as they presently enjoy to number 42 and rights to lay services beneath the driveway in so far as they are able to do so subject to minimal disturbance. The private shared driveway will be subject to shared maintenance costs.

Planning

Full planning permission was granted by the East Lindsey District Council on the 28th of October 2022 for the erection of a detached house with an attached garage. All documents in association with the application can be viewed by visiting the ELDC planning portal online and searching for the application number N/105/01736/22.

The planning permission contains conditions regarding the timing of the construction, adherence to the plans approved and external materials and hard surfaces are to be as specified in the application. There are conditions relating to the time periods when work and deliveries can be carried out. The property is to be constructed to Building Regulation Part G(2)(b) standards, limiting water consumption. The dwelling shall not be occupied until its within-curtilage parking spaces have been provided and are available for use. The parking spaces must thereafter be so retained and maintained for parking. It is essential that the planning decision document with conditions is considered in full.

If any difficulty is encountered viewing the online documents, then please contact the agent so that PDF's can be sent by email.





The Proposed Dwelling

The proposed house is of unusual and interesting design, having an overall L-shaped configuration orientated to enjoy the afternoon and evening sun in the outside area contained by the front and side wings.

The first-floor accommodation extends across part of the building as the exceptionally spacious living and dining-kitchen (8.6m x 8.1m) has a vaulted ceiling and two sets of bi-folding French doors onto a rear patio. The design incorporates an integral garage with a parking forecourt and turning area from the driveway. On the first floor the master bedroom and landing have vaulted ceilings with skylight windows and the landing gallery overlooks the inner hallway.

Accommodation

The approximate dimensions of the proposed rooms are shown on the floor plans – these are based on scaled measurements from online architect's drawings and therefore are indicative of the room layout and not to specific scale.

Ground Floor

Double-glazed double doors with double-glazed side panels into an:

Entrance Hall

With door off at the rear into a lobby having a built-in cupboard, and doors off to the utility room and:

Cloakroom/WC

With ample space for a contemporary suite of low-level WC and wash basin set into a vanity unit.

Utility Room

With connecting doors to the garage and the outside area. Space to fit a range of units and appliances as required.

From the entrance hall there are glazed double internal doors to the:

Inner Hallway

A spacious area with a staircase leading off to the first-floor gallery landing via two quarter landings and having scope for an ornamental spindle/pillared balustrade or more contemporary oak and glazed side screens. Over the landing, the vaulted ceiling has three skylight windows allowing light to flood over both the landing and hallway below.

Glazed double doors open from the inner hall into the living areas comprising a sitting room at the rear and within the side wing is the:

Living/Dining Kitchen

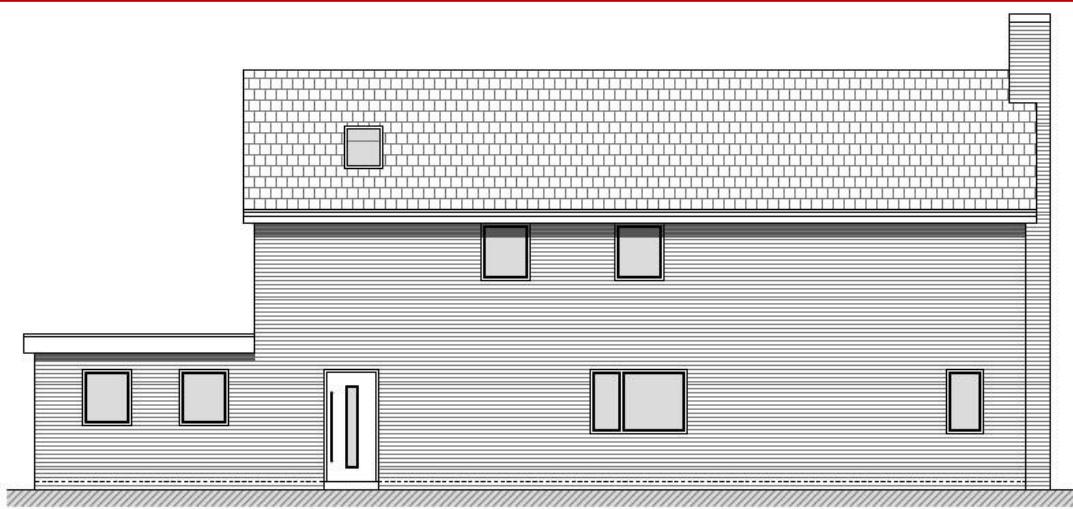
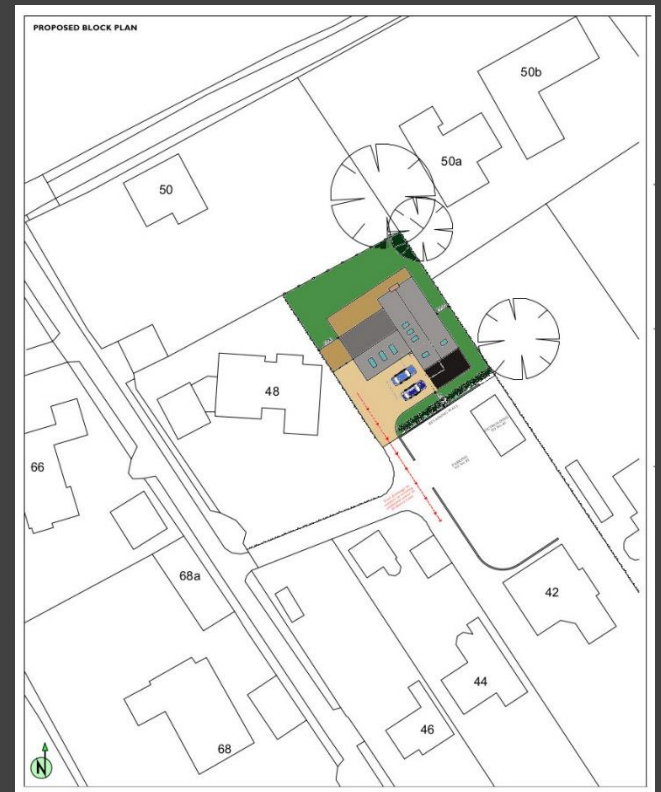
An exceptional size approximately 8.6m x 8.1m overall with a projecting bay to the front elevation with scope for a window seat. Two sets of bi-folding French doors on the rear elevation onto the rear proposed patio area and garden. There is ample space to fit a very extensive and comprehensive range of kitchen units and appliances, possibly incorporating an island unit, and the remaining area can be separated into dining and living spaces as the



Rear / Northern Elevation



Front / Southern Elevation



Side / Eastern Elevation



purchaser may require. This modern living and kitchen space enjoys a tremendous feeling of space due to the generous dimensions and vaulted ceiling with three skylight windows on the south elevation allowing natural light to illuminate the room.

Sitting Room

Positioned at the rear of the house, the sitting room is a good size and is designed to have a fireplace and full chimney breast centrally positioned on the rear wall with double-glazed French doors on either side onto the garden.

Bedroom 4/Study

L-shaped overall and shown on the floor plans as having potential to create a further ensuite shower room or bathroom if the purchaser requires, and having a window to the side elevation.

First Floor

Gallery Landing

An impressive feature of the house with three skylight windows to the vaulted ceiling and balustrade or screen extending around the staircase from below. The landing gives access to the three first floor double bedrooms and bathroom.

Master Bedroom

A superb size with vaulted ceiling having two skylight windows and two windows to the south elevation, together with a further window on the west elevation.

These windows will command fine views over the surrounding gardens and countryside. Connecting door to:

Ensuite Shower Room

With space for a good size shower cubicle and contemporary vanity unit enclosing a low-level WC and vanity wash hand basin. Window to the side elevation.

Bedroom 2 (rear)

A spacious double bedroom with window to the side and rear elevations, ample space to fit wardrobes as required and views to the east and north.

Bedroom 3 (rear)

A smaller double bedroom with window on the rear elevation and space for built-in wardrobes.

Family Bathroom

With space to fit a combined suite of free-standing or panelled bath or shower, together with a vanity unit enclosing the low-level WC and wash hand basin; window to the side elevation.

Outside

The property will have a driveway sweeping up to a forecourt parking/turning area which also gives access to the :

Attached Garage

A glance at the dimensions will confirm that this is of

a generous size with ample width and space to create storage units or workbenches at the rear.

Connecting door to the utility room for under-cover access into the house.

Gardens

Gardens will extend around all four sides of the property with scope for individual landscaping and planting.

Viewing

Strictly by prior appointment through the selling agent.

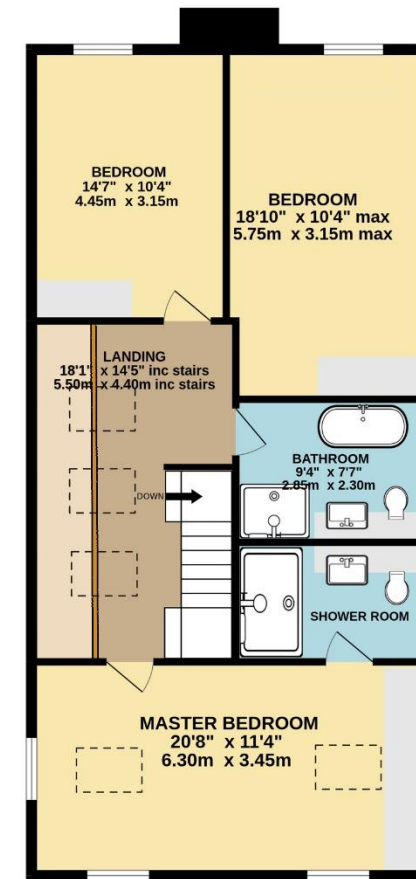
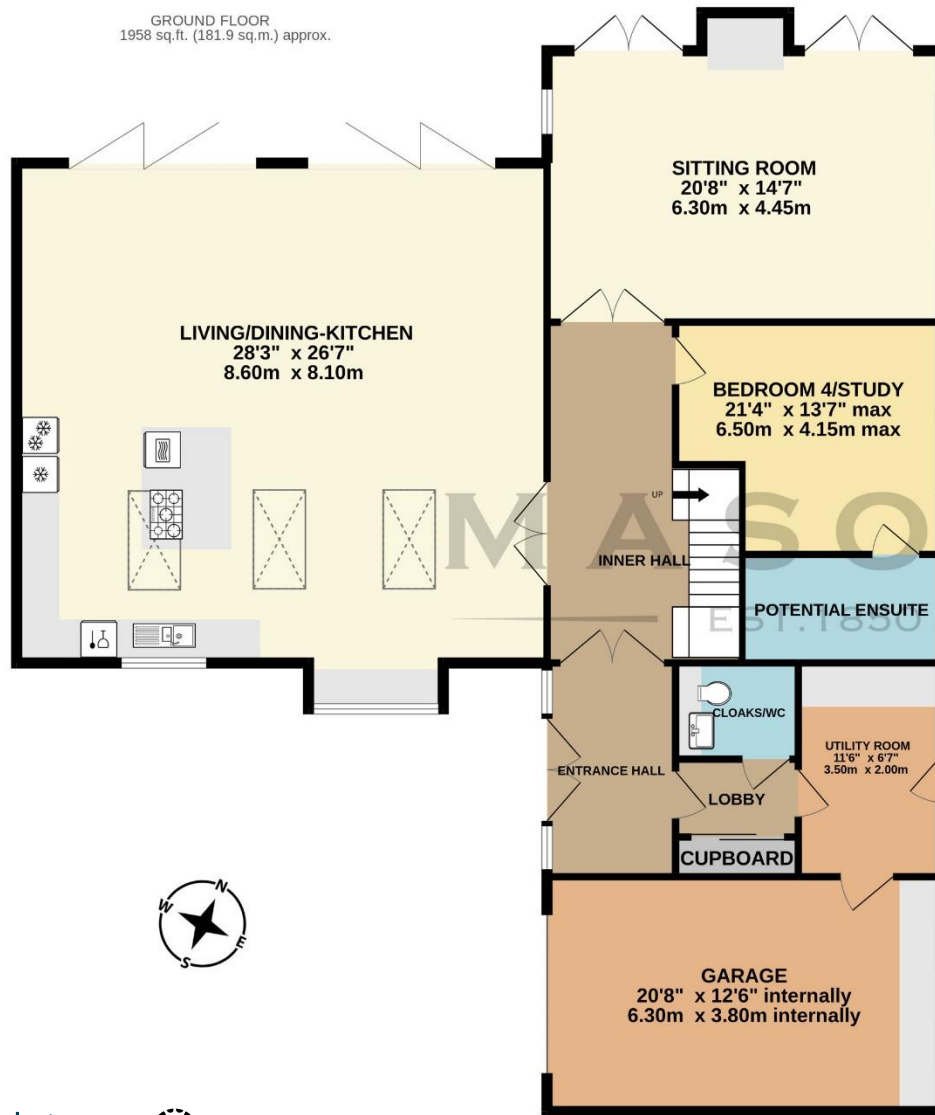
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The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage against the sale contract plans. Images, dimensions and elevations have been extracted from the architect's application drawings. Applicants should satisfy themselves as to the precise position and accessibility of services and take note of the requirements within the planning permission.

The newly built property will be assessed for council tax banding on completion by the East Lindsey District Council

Floorplans of the Proposed Dwelling

GROUND FLOOR
1958 sq.ft. (181.9 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.

TOTAL FLOOR AREA : 2877 sq.ft. (267.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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