

Plot 1 – UNDER OFFER  
Plot 2  
Plot 3 and 4 - SOLD  
Plot 5  
Retained\* (Plot 6-10)



Plot Boundaries are indicative only.  
Contract plans are available upon request.

Development Opportunity – Three Building Plots  
Tothby Lane, Alford, LN13 0EP

**M A S O N S**  
EST. 1850

- **Land with Full planning consent for sale as three detached plots**
- **A unique opportunity to acquire executive style, part SERVICED, building plots**
- Sought after edge of town location
- Freehold with Vacant Possession upon Completion
- Agreed S106 obligations

## Description

The vendors offer the opportunity to acquire individual building plots with full planning permission comprising three substantial detached plots, on this unique executive development on the edge of the rural market town of Alford.

As shown on the Proposed Site Plan Plot 1 benefits from its own driveway and associated garage whilst Plot 2 - 5 have a shared private driveway gaining access to the individual plots and their associated garages.

The plots are all generous in size with ample garden space and attached garages alongside benefitting from countryside views across the adjacent fields to the rear. All of the dwellings have been carefully designed to provide ample living space with open plan kitchen diners. Upstairs there are spacious bedrooms, some with dressing rooms and ensuite facilities.

## Location

The plots are located on the western edge of Alford town, benefitting from a countryside location within walking distance to the towns amenities. Alford is a market town consisting of pubs, shops, supermarket, garage and an array of other services with good links to the nearby A16 trunk road giving easy access to Louth and Skegness.

## Viewings

The land may be viewed on foot only during daylight hours. Access is via Tothby Lane, Alford and prior arrangement is necessary with the agent. The vendor has pegged out the plots so viewing is advisable.

## Planning

Full planning permission was granted by ELDC under application number N/003/00166/20 for the erection of 4no. detached houses with integral garage, 1no. pair of semi detached houses with attached single garages and 1no. block of 4no. Flats. Construction of vehicular accesses and vehicular parking areas.

Please note 1no. detached house and 1no. block of 4no. flats (edged brown) will be retained by the current vendor.

## Services

All plots will benefit from being part serviced up to connection points. The vendor has installed the access points and laid chalk to these.

## Easements, wayleaves and Rights of Way

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

## Tenure

Freehold with vacant possession upon completion. The land is currently pasture land and is farmed by the vendors.

## 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.

## Title

Title documents are available from the agents upon request.

## 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.

## Legal Costs

Each party to bear their own.



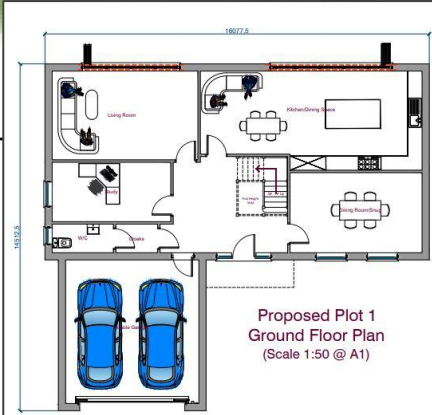
Proposed Plot 1 Frontage Elevation



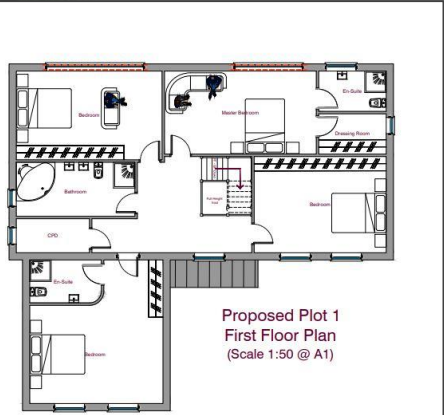
Proposed Plot 1 Rear Elevation



Plot One  
Artists Impression and Elevations



Proposed Plot 1  
Ground Floor Plan  
(Scale 1:50 @ A1)



Proposed Plot 1  
First Floor Plan  
(Scale 1:50 @ A1)

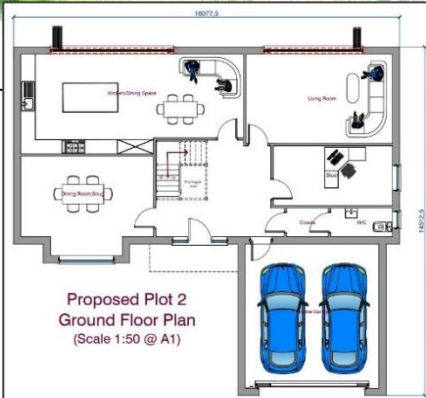
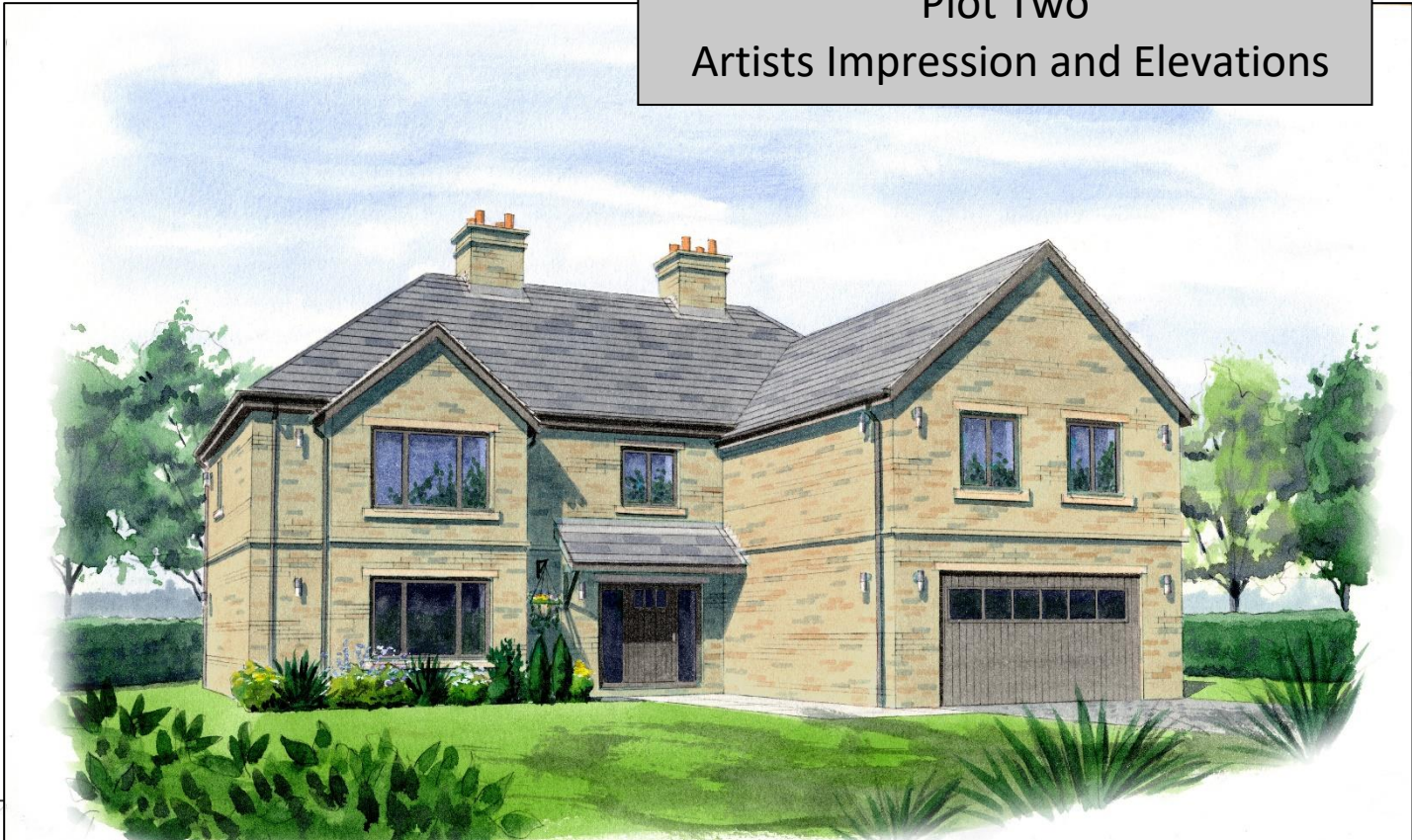
Plot Two  
Artists Impression and Elevations



Proposed Plot 2 Frontage Elevation



Proposed Plot 2 Rear Elevation



Proposed Plot 2  
Ground Floor Plan  
(Scale 1:50 @ A1)



Proposed Plot 2  
First Floor Plan  
(Scale 1:50 @ A1)

Plot Three and Four  
Artists Impression and Elevations



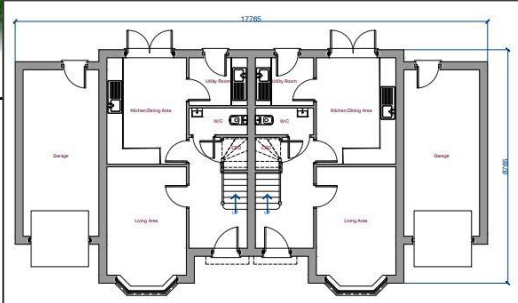
Proposed Plot 3 & 4 Frontage Elevation



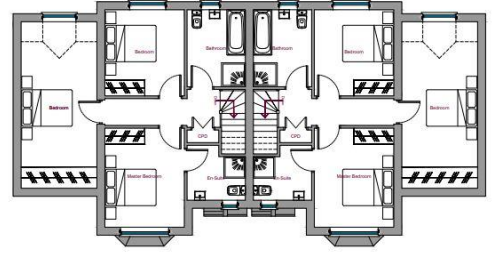
Proposed Plot 3 & 4 Rear Elevation



SOLD



Proposed Plot 3 & 4  
Ground Floor Plan  
(Scale 1:50 @ A1)



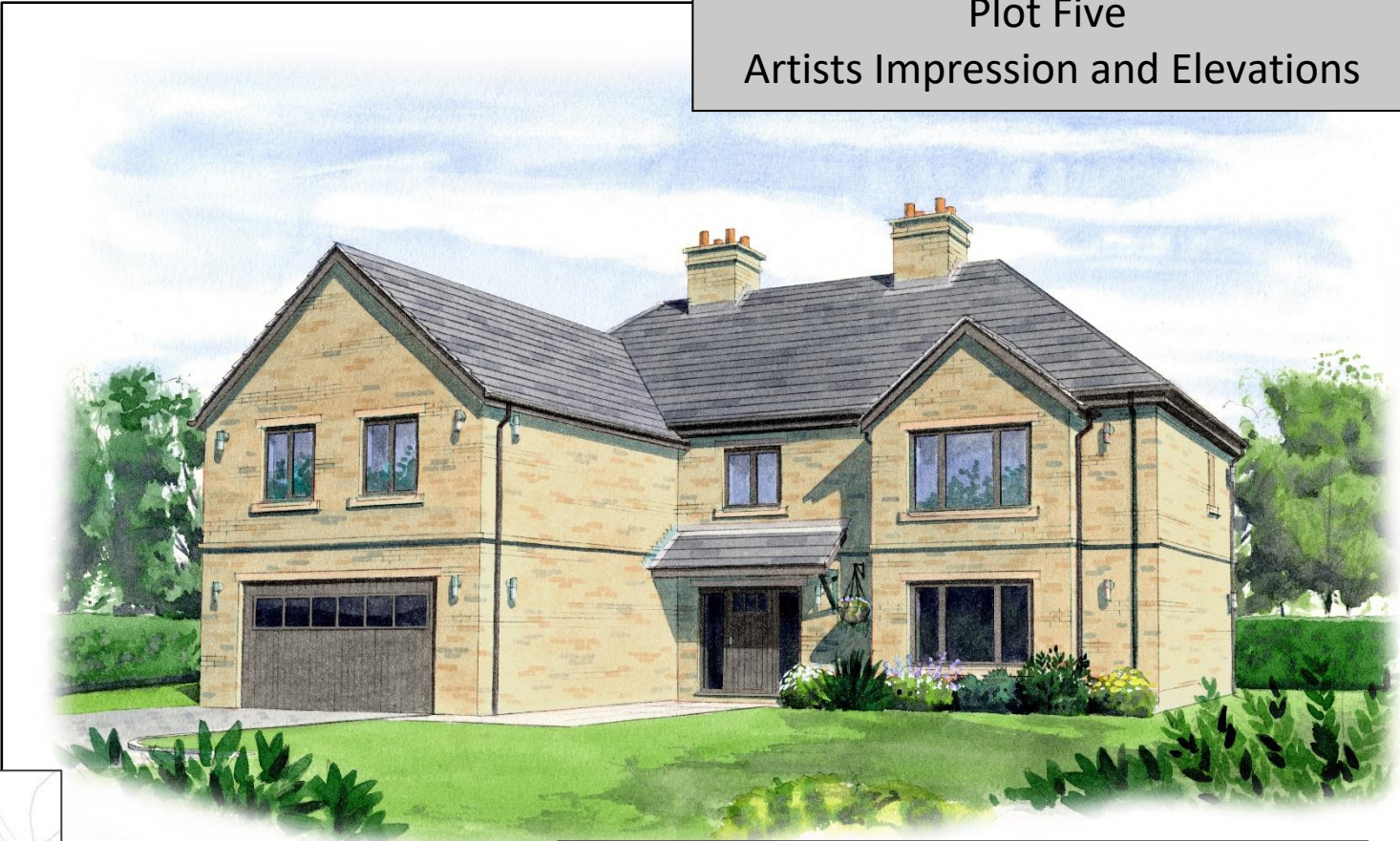
Proposed Plot 3 & 4  
First Floor Plan  
(Scale 1:50 @ A1)



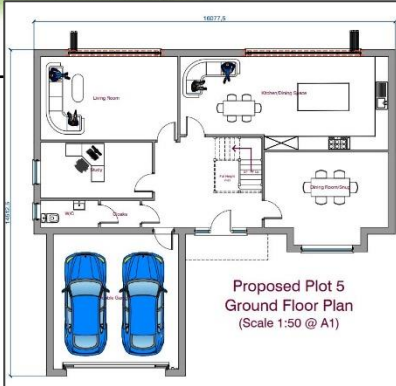
Proposed Plot 5 Frontage Elevation



Proposed Plot 5 Rear Elevation



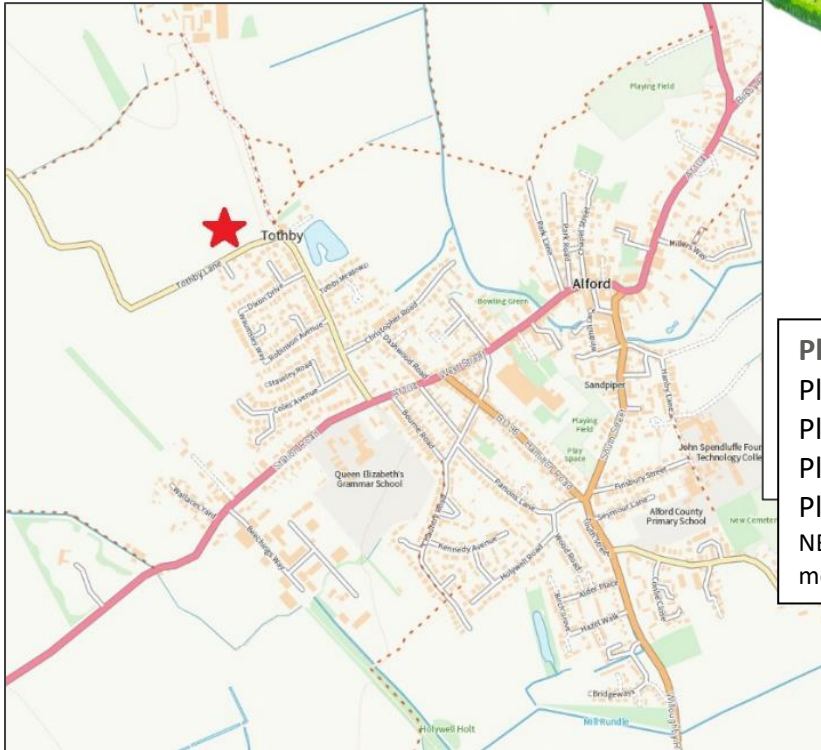
Plot Five  
Artists Impression and Elevations



Proposed Plot 5  
Ground Floor Plan  
(Scale 1:50 @ A1)



Proposed Plot 5  
Ground Floor Plan  
(Scale 1:50 @ A1)



Vendors Illustration –  
Illustrative Purposes Only

Plot Areas/House Size			
Plot 1	304m <sup>2</sup>	4 beds	0.291ac
Plot 2	310m <sup>2</sup>	4 beds	0.272ac
Plot 3 and 4	122m <sup>2</sup>	3 beds	0.175ac
Plot 5	310m <sup>2</sup>	4 beds	0.319ac

NB the above are subject to detailed survey and based upon scale measurements.

A Sales Pack with more details are available on 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.