



Rural and Equestrian



Building Plot with Land  
Welton-le-Marsh PE23 5TA

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



# Building Plot with Land, Welton-le-Marsh, Spilsby PE23 5TA

An individual building plot for sale with approximately 2 acres of pasture land at the rear and an opportunity to acquire additional land by negotiation if required. The plot has full planning permission for an attractive four double bedroom cottage style family residence with family bathroom, two ensuite shower rooms, two reception rooms and an 11m (36ft) living/dining kitchen at the rear. The land affords potential for equestrian, horticultural, leisure use, etc. subject to obtaining planning permission.



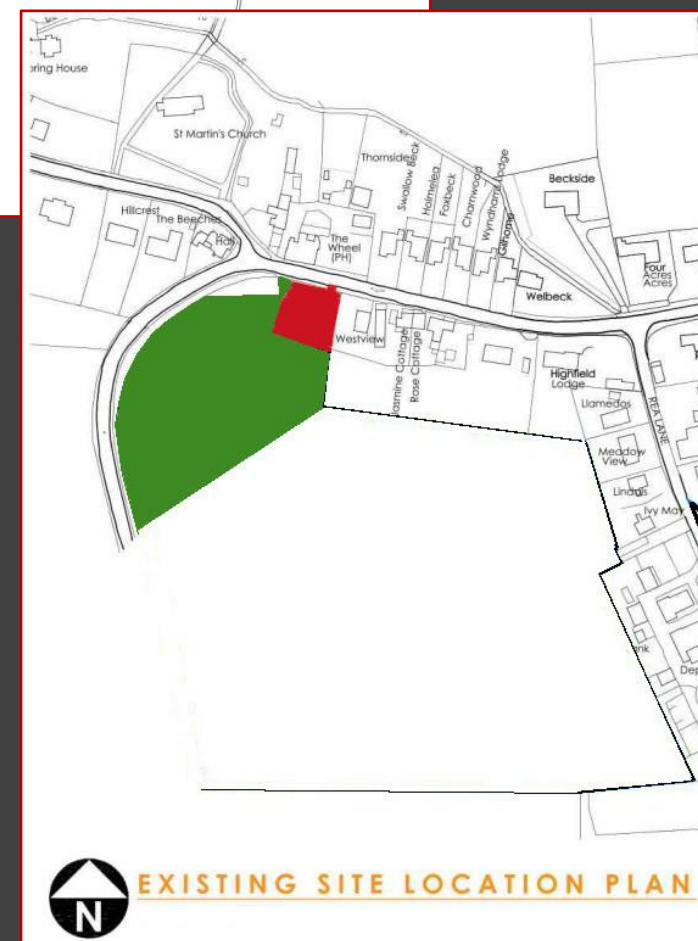
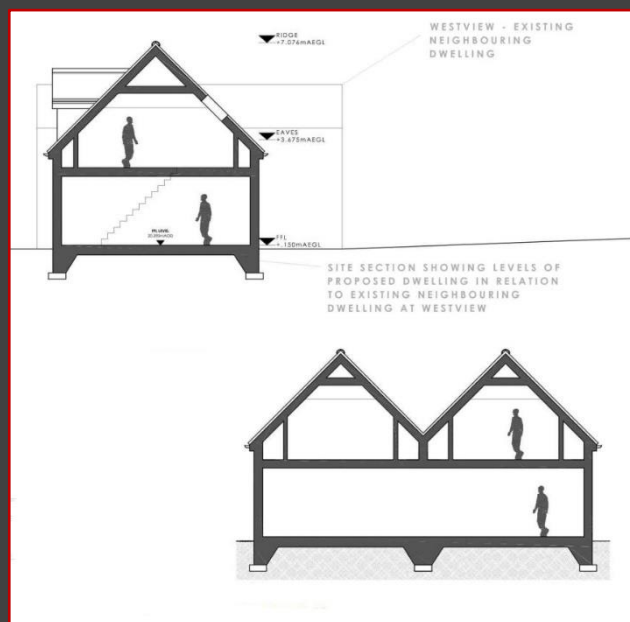
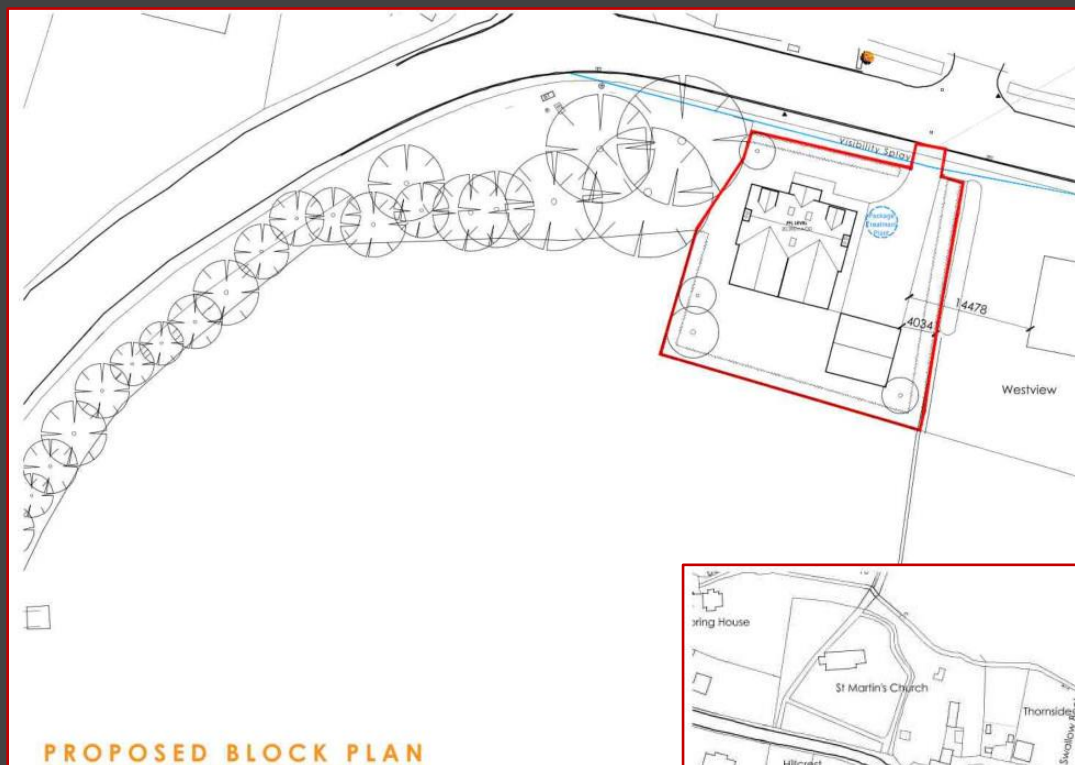
## Directions

From Louth take the A16 road south for approximately 10 miles and at the Ulceby Cross roundabout take the second exit along the A1028 towards Skegness. Follow the road for some distance passing through the S-bends at Ulceby and then, after the long straight and S-bends, look for and take the lane on the left signposted to Welton-le-Marsh. (If you miss the lane, continue to the roundabout and take the first exit onto the B1196 which leads back to Welton-le-Marsh). Follow the lane down the hill and at the eventual junction with the B1196 just after the church, bear left and the plot will then be found immediately on the right opposite The Wheel Inn pub.

## Planning

Full planning permission was granted by the East Lindsey District Council on the 19<sup>th</sup> of February, 2021 for the erection of a detached house with a detached garage and construction of a vehicular access. The planning permission has conditions regarding the timescale within which the development must be commenced, compliance with the approved plans and there is a requirement to submit a scheme of archaeological investigation to be approved in writing by the local planning authority – a report has been obtained by the sellers and can be emailed on request. There are also conditions regarding approval of external materials, including the hard surfaced areas and provision of samples where requested. Windows and doors are to be of the design and detailing shown on the relevant plan and there are conditions regarding the landscaping and tree planting, boundary treatments, surface water strategy and foul water strategy.

It is imperative that the full decision notice is digested in full and this can be emailed on request or viewed, along with all other documentation, by visiting the East Lindsey District Council website and searching the planning application records using the application number N/199/02334/20.



### The Proposed Property

As clearly illustrated in the CGI images and elevations, the proposed dwelling is a particularly attractive cottage style detached house with a pitched tiled roof, pitched roof dormer windows on the front elevation, a substantial timber framed porch and two rear gables with bedroom windows over bi-folding double-glazed French doors onto the garden. The rear windows and French doors overlook the land at the rear, beyond the formal garden.

The approximate dimensions of the proposed rooms are indicated on the floorplans which are purely indicative of the layout and not to scale. The accommodation will comprise the following:

#### Ground Floor

Attractive tiled canopy porch with substantial timber pillars and open timber pillared gable, panelled main front door set into an arched surround with double-glazed panels on each side and centre pane into the:

#### Entrance Hall

A good size with a staircase and balustrade or screen leading to the first floor and double doors at the rear leading into the living/dining kitchen. To one side there is the:

#### Cloakroom/WC

With space for a wide vanity unit incorporating a wash hand basin and low-level WC with concealed cistern.

#### Lounge

A well-proportioned room with a large window to the front elevation, two windows to the side elevation and a fireplace for an approved appliance according to the purchaser's choice. The lounge has two doors from the entrance hall.



**Snug/Study**

A versatile room at the front of the property with a large window to the front elevation and potential for use as an additional ground floor fifth bedroom, a cosy small sitting room or ideal for working from home.

**Living/Dining Kitchen**

Positioned at the rear of the property, this is an extremely impressive room of very generous proportions, flooded with light by virtue of two sets of bi-folding double-glazed French doors on the sunny rear elevation which also open onto the garden area with potential for a wide patio. The kitchen area provides ample space for a range of units incorporating an island and dining bar, appliances, centre dining area and a seating area to the opposite side. Connecting door to the:

**Utility Room**

With space for work surface at the side and under-counter space with plumbing for appliances, together with an additional cloaks/store cupboard and external door to outside.

## First Floor

### Landing

Illuminated by a skylight window to the rear roof slope, the landing has space for built-in cupboards if required, (and gives) access to the four double bedrooms and family bathroom. The **Master and Guest bedrooms** are of equal size and design, located within the rear gable wings of the house and each comprising a double bedroom with window facing the rear garden and land, access through an **Ensuite Dressing Room** with ample space for built-in wardrobes on each side and a further connecting door to an **L-shaped Ensuite Shower Room** designed for an enclosed shower cubicle and vanity unit with inset wash basin and concealed cistern to the low-level WC.

**Bedrooms 3 and 4** are double bedrooms positioned at the front of the house and each having a projecting front dormer window, part-sloping ceiling and space for built-in wardrobes.

### Family Bathroom

Centrally positioned at the front of the house, the family bathroom has a skylight window to the front roof slope and space for a suite comprising free-standing or panelled bath, vanity wash hand basin and low-level WC.

The first-floor accommodation is approached over the staircase from the hallway below and this is naturally illuminated by a further skylight window to the front roof slope over.

### Outside

There is the space to form a wide driveway providing side-by-side parking space and leading to the detached double garage which has been designed to complement the main dwelling with pitched tiled roof and twin front doors, together with a window on the side elevation and a pedestrian door from the garden.





### Welton-le-Marsh

This country village is positioned some 6 miles from Spilsby, 5 miles from Alford and 8 miles from the holiday resort of Skegness. The parish church just across the road from the plot is a Grade 2 Listed building dedicated to Saint Martin and enjoying an attractive tree-lined setting on a lane leading up onto the Lincolnshire Wolds – an area designated as being of outstanding natural beauty with some scenic villages. The family-run village pub is the Wheel Inn and is directly opposite the plot. Within the parish is the nature reserve and site of special scientific interest – The Candlesby Hill Quarry which is maintained by the Lincolnshire Wildlife Trust

The formal gardens will back onto the pasture land which is included in the sale of the property, and which provides potential for a variety of uses subject to obtaining planning permission such as equestrian use, horticultural activities, hobby farm, CL site, leisure facilities, etc. There is also the potential to acquire additional land by separate negotiation and ample space for the construction of outbuildings/equestrian facilities subject to PP. The buyer/s will be required to erect a stockproof fence along the new dividing boundary to the retained land of type to be agreed.

**Viewing:** Strictly by prior appointment through the selling agent.

#### 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. Red lined images show the approximate position of the boundaries, and these should be verified against the sale contract plan.

NB. The room dimensions indicated are approximate, based upon scaled measurements from the architect's drawings and plans. Applicants should satisfy themselves as to the precise position and accessibility of mains services, taking account of any related conditions within the planning decision notice. The new dwelling will be rated for council tax banding upon completion by the local authority – the East Lindsey District Council.

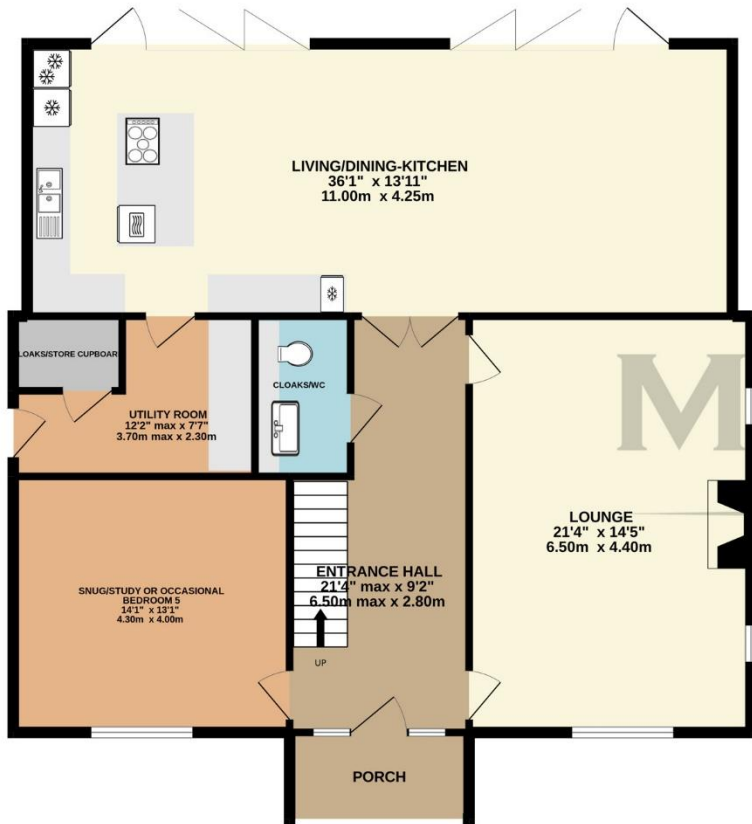




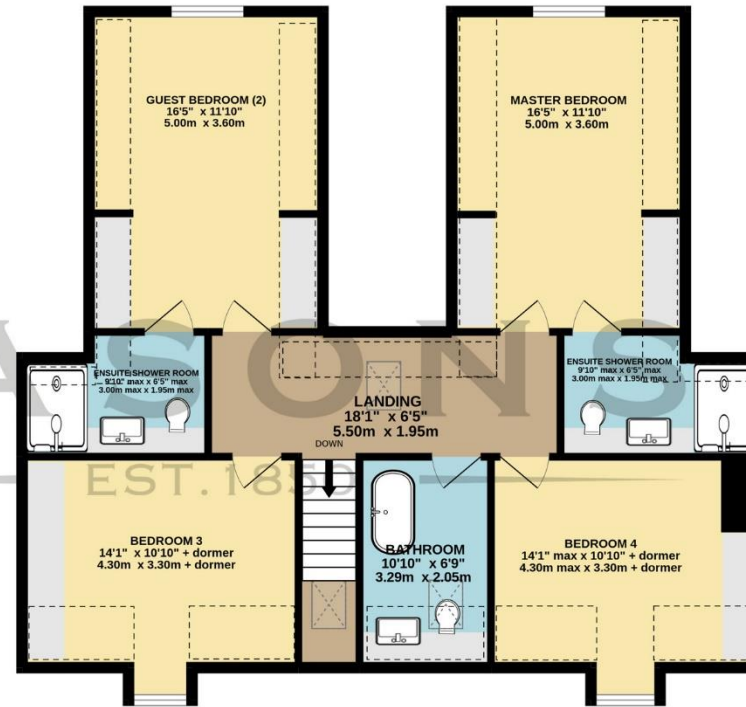




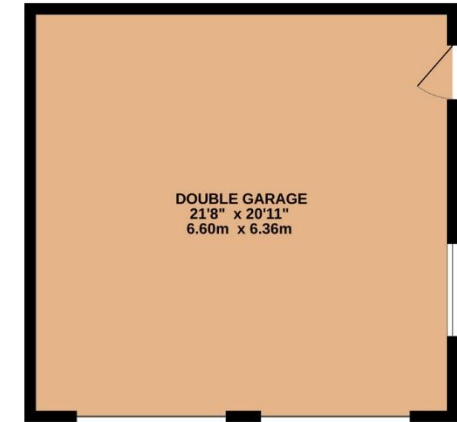
GROUND FLOOR  
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR  
1034 sq.ft. (96.0 sq.m.) approx.



DETACHED DOUBLE GARAGE  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2827 sq.ft. (262.6 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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Floorplans with approximate areas and approximate total floor area of the house and garage combined

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;
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