



Residential Development Land Lee Street Louth LN11
9HJ

Offers in Excess Of £200,000

Council Tax Band Exempt

JOHN TAYLORS
EST. 1859

A rare opportunity to acquire a uniform shaped development site located close to the centre of Louth and having an area of approximately 0.07 ha/0.17 acres and having full planning permission for the erection of four dwellings. The site originally included a dilapidated two storey house known as No.2 Lee Street which was demolished along with a number of lean-to outbuildings. The site still retains a single storey outbuilding and original wall enclosure and in the agent's opinion would make an attractive residential complex with easy access to the town centre.

Rooms

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north east of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is situated at the northern end of the street within a short walk of the town's amenities.



Town & Country Planning

The site has been in residential use since at least mid-Victorian period having consisted of a two-story house yard and outbuildings. It is within the town's Conservation Area and it adjoins a Grade II Listed Building on it's northern boundary. Planning permission was granted by East Lindsey District Council on 11th May 2023 to provide consent for a scheme of three 2 bedroomed terraced houses and a 2 bedroomed detached house and the conversion of the existing outbuilding to provide bin storage and vehicular parking, subject to conditions. Full planning details are available on East Lindsey planning portal under planning reference N/105/02305/22.

Services

We understand that mains water, electricity, gas and drainage available in Lee Street and are subject to connection charges.

Method of Sale

The property is offered for sale by private treaty.

Tenure

The property is a freehold site.

Vat

The purchase price will not be subject to Vat.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open: Monday to Friday 9 am to 5 pm. Saturday 9 am to 1 pm.

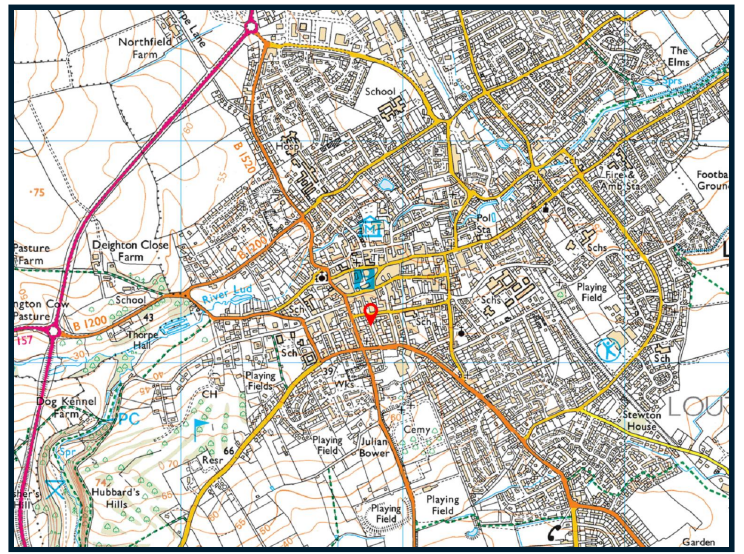
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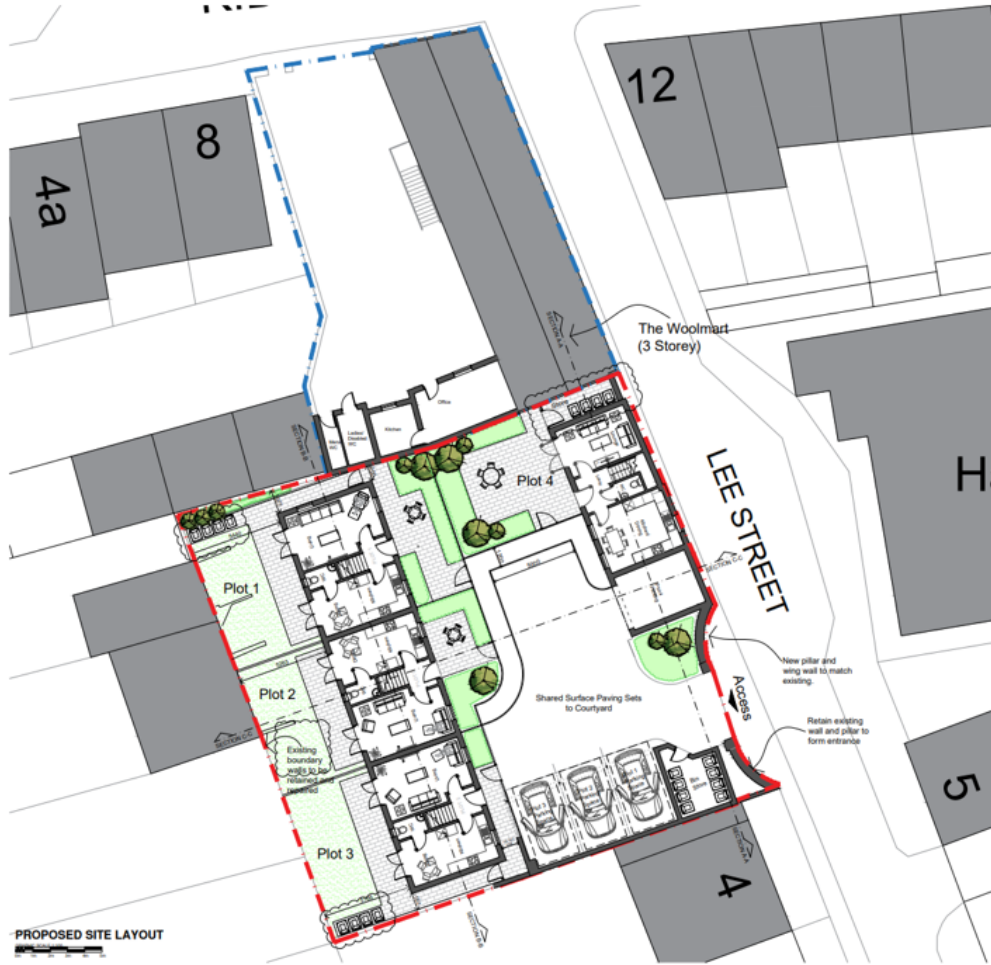
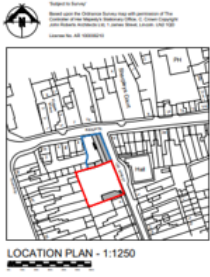
In accordance with The Estate Agency Act 1979, purchasers should be aware that this property belongs to the directors of John Taylors, 14 & 16, Cornmarket, Louth.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.







- 1. 11.00.000 Overall site layout
- 2. 11.00.001 Plot 1
- 3. 11.00.002 Plot 2
- 4. 11.00.003 Plot 3
- 5. 11.00.004 Plot 4
- 6. 11.00.005 Access
- 7. 11.00.006 Shared surface paving sets to courtyard
- 8. 11.00.007 Retain existing wall and pillar to form entrance
- 9. 11.00.008 New pillar and wing wall to match existing

PLANNING SUBMISSION

Client
JOHN TAYLOR LIMITED

Project
**RESIDENTIAL DEVELOPMENT,
 AT LEE STREET,
 LOUTH**

Drawing
**LOCATION PLAN, EXISTING & PROPOSED
 BLOCK PLAN, PROPOSED SITE
 LAYOUT**

Scale
1:100/500/1250@ A1

Date
AUG 2022

Drawn
FCB

Checked
[Signature]

Drawing no.
7593J-PP-01

Revision
F

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	
	(81-91)	B	
	(69-80)	C	
	(55-64)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	

England, Scotland & Wales

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.