



Building Plot 2, Marsh Road,  
Orby PE24 5HY

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



**A unique development opportunity in a popular Lincolnshire village to acquire a single building plot benefitting from full Planning Permission for the erection of a detached 3 bed holiday cottage. Located in a quaint semi rural village setting close to coastal resorts with an open parkland outlook to the rear. An excellent investment opportunity with well planned accommodation and gardens with parking provision. A half acre paddock (sts) is available to the rear by separate negotiation.**

#### Situation

Orby is a rural village containing a variety of individual properties and is positioned around 5 miles inland from the coastal resorts of Skegness and Ingoldmells, each of which provides a variety of amenities. An alternative range of shopping, schooling and recreational facilities can be found in the market towns, Spilsby (7 miles) , Alford (10 miles) and Louth (18 miles). There are larger business centres in Boston (24 miles) or Lincoln (38 miles).

#### Directions

After leaving the main A158 road travel into Orby on Gunby Road. The road then becomes Marsh road, continue to the outskirts and the plot will be found on the left side just past the veterinary surgery on the opposite side.

#### Description

This spacious plot now has the benefit of full planning permission for a detached barn style 3 bedroom holiday cottage as indicated on the attached plans. The plot measures approximately 33 metres deep by 18 metres wide and is level ground. The plot enjoys superb open

views to the rear across neighbouring paddocks being situated on the outskirts of the village. The close proximity of the village to popular coastal holiday resorts such as Skegness and Ingoldmells gives great potential for running as a successful business.

The proposed holiday cottage is designed as an attractive barn style bungalow with traditional materials and the rear garden facing aspect benefitting a glazed gable from the open plan living space. The accommodation has been designed with modern living in mind, having open plan kitchen, dining and living at the rear with large windows and doors to garden. Off the central hallway is three generous bedrooms with the master having en suite shower room and finally a family bathroom. Externally the front offers garden with ample driveway parking and generous rear garden. To the right side is an access drive to the paddock.

Planning details for the plot (N/134/00116/22) can be reviewed online which was granted on 31<sup>st</sup> May 2022. The relevant plans can be found on the East Lindsey Council's website: <https://www.e-lindsey.gov.uk/applications> and are available from the selling agent on request by e-mail. The proposed layout is shown on the indicated plans and applicants should carefully consider the planning decision notice in full, the approved plans and requirements.

The planning permission is subject to a number of conditions which should be noted and in particular relating to occupancy which is detailed below for reference;

*"The holiday cottage hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place of residence. The owners/operators of the site shall maintain an up-to-date*

*register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request."*

#### 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. It is believed mains services are located nearby on Marsh Road.

#### Access and maintenance

The site is accessed directly from Marsh Road via the 5 bar timber gate.

#### Wayleaves, Easements, Covenants, Conditions and Rights of Way

The plot is sold subject to and with benefit of all existing wayleaves, easements and rights of way, whether mentioned in these particulars or not. Right of way is granted across the front of the plot to adjacent land.

#### Viewings

Viewing during daylight hours by prior appointment is permitted unaccompanied. Access is available on foot from the nearby footpath. Please contact our office for further details.

#### 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**

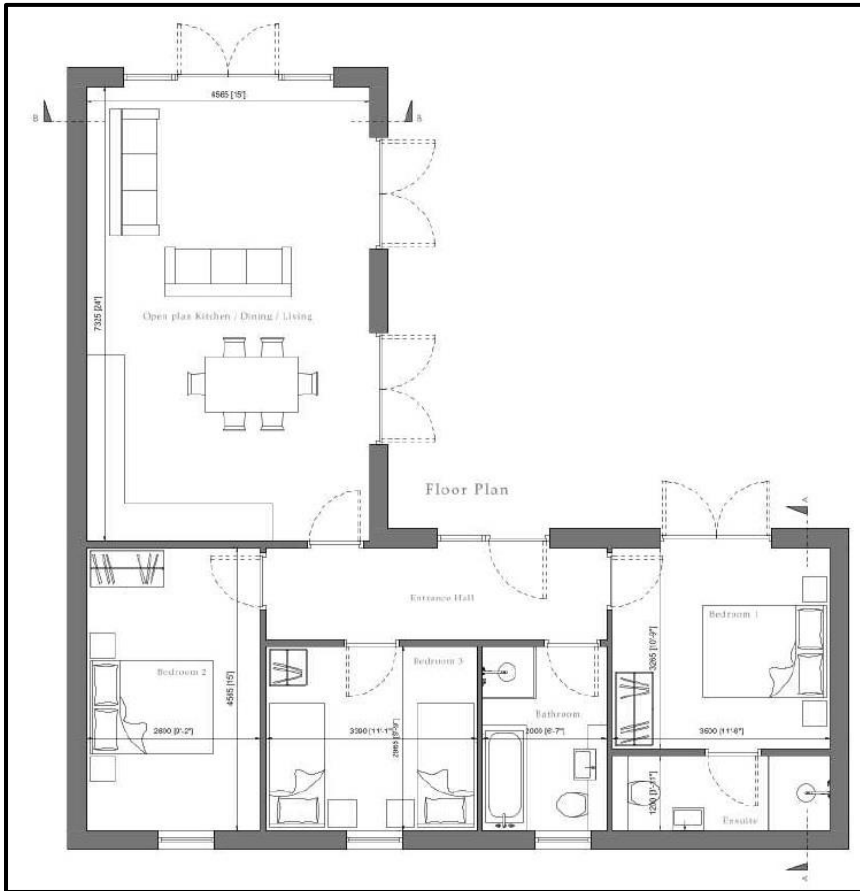
The site is offered for sale freehold with vacant possession upon completion.

**General Information**

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. 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.



Location maps and floorplan



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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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