

Building Plot  
Legbourne LN11 8LH  
**M A S O N S**  
EST. 1850



Building plot for sale with full planning permission for a pair of semi-detached cottages in coach-house style complementing The Old Vicarage at the rear, in the sought-after village of Legbourne. A positive indication from the East Lindsey Council planning department suggests that permission could be gained to develop the plot for a single detached dwelling as an alternative. Mature tree lined setting, presently the southernmost grounds of The Old Vicarage.

# MASONS

EST. 1850

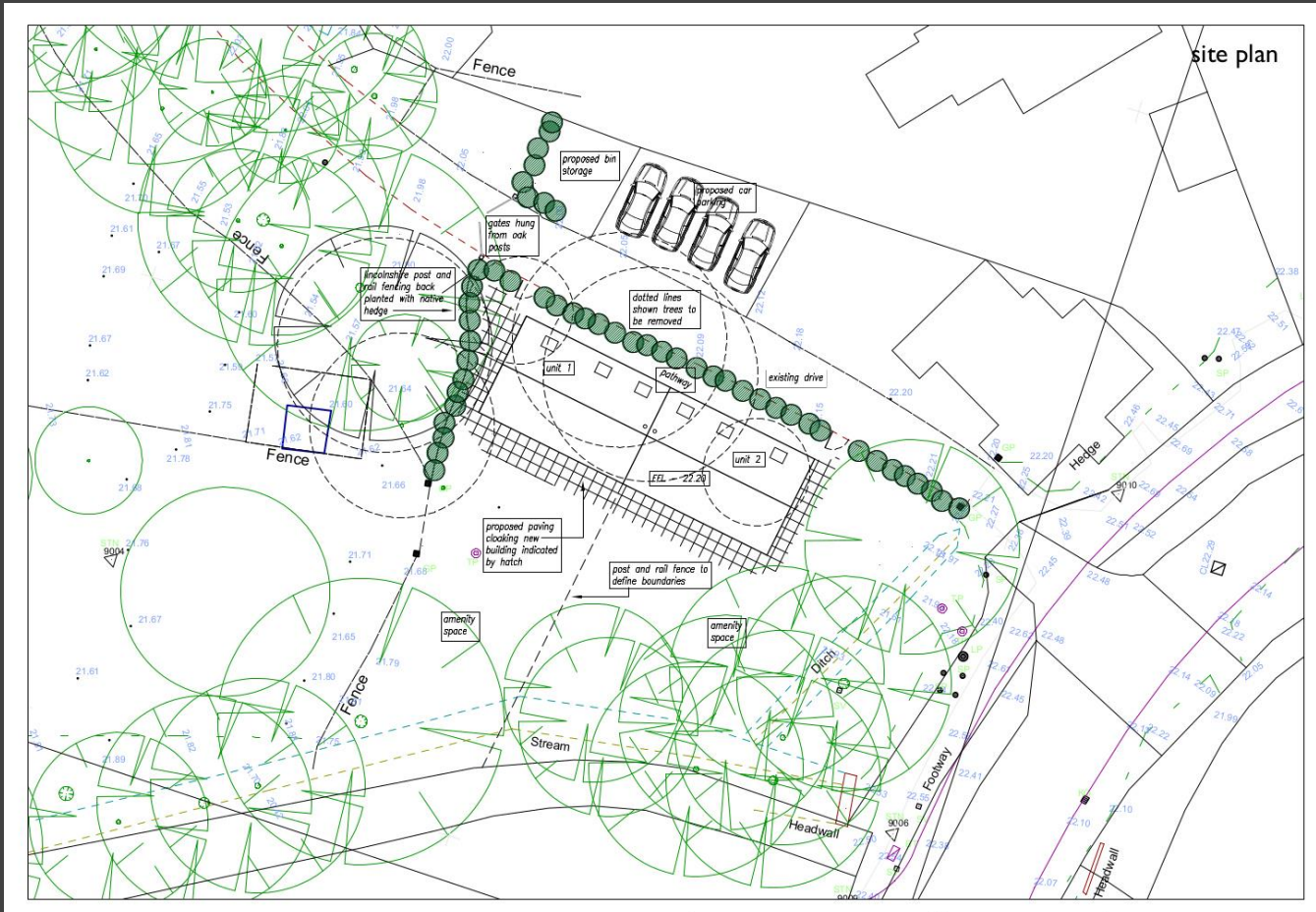
## Directions

From Louth, take the Legbourne Road out of the town and at the roundabout on the outskirts take the second exit along the A157. Follow the road to Legbourne and on entering the village slow down at the first right bend where the plot is located on the left side of the Gatehouse (formerly known as Ann's Cottage) as shown on the Site Plan.

## Planning

Full Planning permission was initially granted on the 1<sup>st</sup> November 2021 for a pair of semi-detached holiday cottages, followed by approval on 10<sup>th</sup> February 2022 of a Section 73 application relating to the removal of the holiday occupancy condition for full residential occupancy.

There are conditions relating to timescale, construction in accordance with the approved plans, approval of hard surfaces, brickwork, window frames and external doors, entire completion of boundary treatments approved prior to occupation and maintenance of native hedges for a minimum of 5 years. The development shall be completed in accordance with the details contained in the Arboricultural Impact Assessment, and the Arboricultural Method Statement - Revision 2, dated 30<sup>th</sup> September 2021. Further conditions relate to any further development and water consumption.



Applicants should consider the planning decision notices in full and associated plans and documents, all of which can be accessed via the East Lindsey District Council Planning Portal and searching for application numbers: N/100/01380/21 and N/100/02589/21.

**Location:** Legbourne is a popular and sought-after rural village less than four miles from the market town of Louth and has a thriving community spirit. There is a highly regarded primary school, a well-supported village hall with playing field which hosts many local events, a parish church, general shop, public house and many scenic walks through the attractive countryside surrounding. From Mill Lane, a waterside walk leads to the picturesque neighbouring village of Little Cawthorpe where The Royal Oak Inn, “The Splash” public house and restaurant can be found. The market town of Louth provides an excellent variety of shopping, schooling and recreational facilities to include the King Edward VI grammar school, a recently built sport complex with swimming pool, golf course, many clubs including football, tennis and athletics, a cinema and theatre. Between Louth and Legbourne the Kenwick Park leisure centre has a further golf course, equestrian centre and gymnasium.

### The Proposed Cottages

The accommodation indicated on the floorplans within the application drawings shows the following rooms for each property and the exterior of the proposed buildings and styling is illustrated by the CGI images.

#### Ground Floor

Central Arch on the main west-facing elevation with inset centre panelled front door flanked by double-glazed side panels from floor level. The front door leads into an entrance lobby with cloaks storage and open on one side to a living room and on the opposite side to the dining-kitchen.



Each has a complementary double-glazed arch with centre French door on the main elevation opening onto the garden/patio areas. The dining-kitchen has ample space to fit a good range of units and appliances, and there is a cloakroom/WC off. The lounge is well-proportioned with alternative furniture layouts possible.

A staircase has lower and upper turning kitewinder steps, with natural light from a skylight up above on the east roof slope.

### First Floor

On the first floor there is a landing with balustrade or screen to the stairwell and doors off to the bedrooms and bathroom.

The master double bedroom has a west window, Juliet balcony to the gable and a connecting door to the ensuite shower room, which has a double-glazed skylight window. The two further bedrooms are a single and double located with window on the west elevation. The bathroom has ample space for a suite and a double-glazed skylight window above.

The gross external floor area of the combined cottages is indicated on the architect's drawings at approximately 2,325 square feet or 216 square metres.

### Outside

The new dwelling/s will be approached over the driveway which is privately owned by The Old Vicarage as far as a parking area included with the plot on the east side of the drive and to the plot itself on the west side.

Gardens are proposed on the west side of the plot with scope to create hard and soft landscaping, to include pathways around to the main doorways.

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

### Services

Applicants should satisfy themselves as to the position and accessibility of the services required to develop the plot. However, gas, water and electricity are serviced to the adjacent dwellings and to The Old Vicarage at the rear.

### Easements, Wayleaves and Rights of Way:

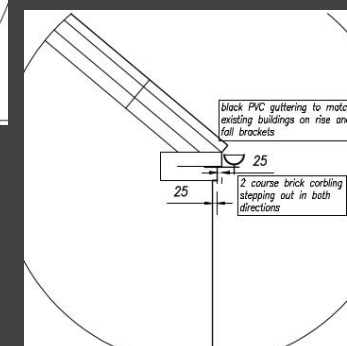
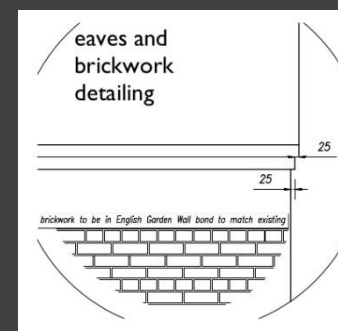
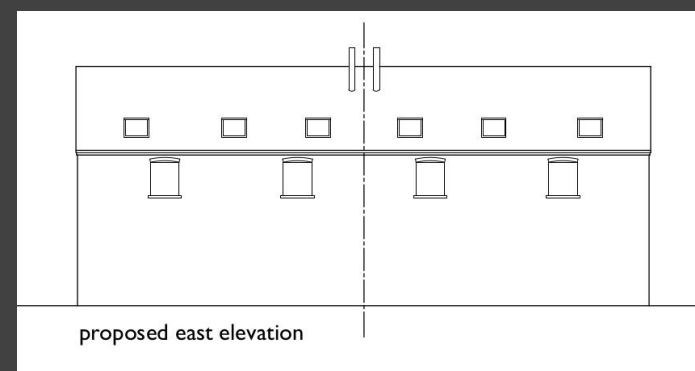
The site is sold subject to, and with the benefit of, any existing easements, wayleaves and rights of way, whether or not specifically mentioned in these particulars.

**Tenure:** Freehold with vacant possession upon completion.

**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).

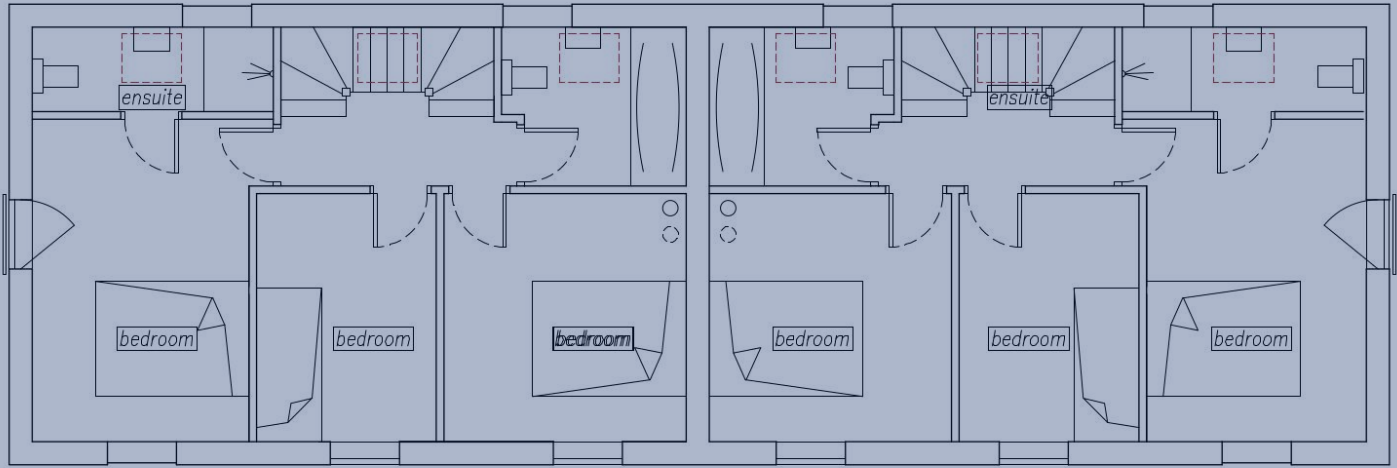
### Important Information:

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. Any Plans/Maps/Images are not to specific scale, are based on information supplied and submitted planning documents all subject to verification on sale. The completed dwellings will be assessed for council tax banding following completion of the construction works.

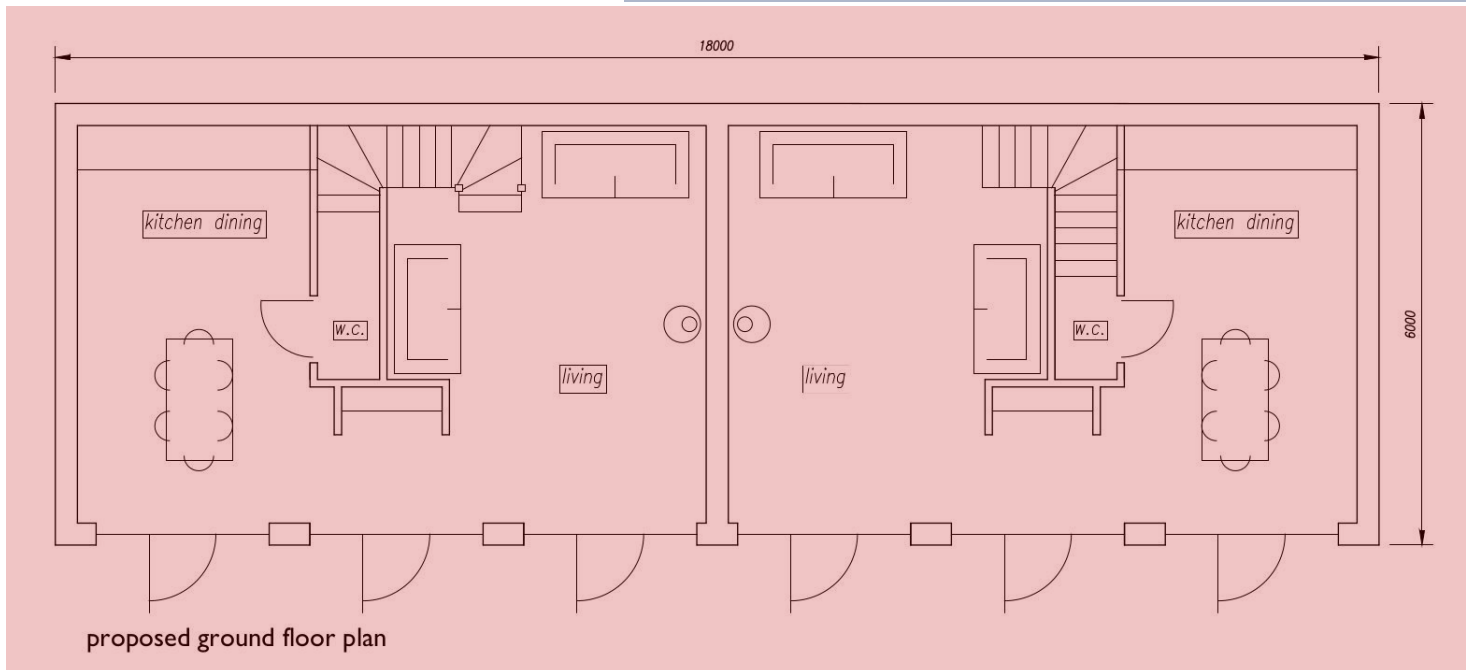




# Proposed Floorplans



proposed first floor plan



proposed ground floor plan



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:

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- (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.