

Building Plot, Church Lane, South Elkington, LN11 0SA

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

A completely unique opportunity in this especially sought after prime Wolds village has arisen to acquire this stunning Grand Design New build project. Set over two thirds of an acre (subject to survey) and positioned directly opposite South Elkington's All Saints Church with south westerly parkland views across to the beautiful countryside beyond.

Full planning has been granted for this architect designed individual and contemporary home providing versatile 6-bedroom accommodation which by design could easily be a 4-bed with 2-bed private annex extending to around 420 square metres. Externally a walled courtyard, driveway and garaging provide ample space for a large family with extensive owned amenity space extending to the rear as shown in the aerial imagery.





## Location

01507 350500

The plot and proposed dwelling stands in a sought-after Wolds village surrounded by scenic countryside and a short walk from the village store, but only 2.5 miles from Louth market town. There are some lovely walks through the surrounding fields, hills and woodland which pass through the village and can be joined directly from the property.

Louth has many individual shops, 3 markets each week, excellent schools including the King Edward VI grammar, sports facilities, cinema, theatre and the Kenwick Park Leisure and Equestrian Centre on the outskirts. Main regional business centre's are along the South Humber coast and in the City of Lincoln.

## Directions

From Louth head towards Market Rasen along Westgate and follow the road to the bypass roundabout. Take the second exit along the A157 and after a short distance bear right at the fork along the A631, again towards Market Rasen. Follow the road over the hill and down through the wooded area to South Elkington village and turn left into Church Lane immediately before the village stores. Follow the lane and as you pass the Church on the left, the property is directly opposite on the right.

## The Proposed Dwelling and Plot

The Plot enjoys a stunning position directly opposite All Saints Church with superb south westerly views across the surrounding Wolds countryside. In total the plot extends to around two thirds of an acre (subject to survey) extending to the north with open amenity space. The proposed dwelling is well positioned with the courtyard and windows facing the Southerly aspect and Church. An existing access off Church lane will be retained for the driveway access. An existing modern agricultural building on site measuring around 8.5 x 6.5 metres (90 x 70 Foot) will be demolished as part of the development. The dilapidated crew yard and eastern boundary wall will be reinstated and retained respectively which are listed through virtue of their relationship to the adjacent Grade 2 listed Church Farm.

The proposed dwelling will be a mixture of 1 and 2 storey elements which has been designed specifically to respond to the constraints and character of the existing site. The ground floor level will be encased in a new boundary wall which will be formed from red brick laid in a garden wall bond. The new build 'L Shape' element will have a flat roof terrace so that it is disguised behind the boundary wall creating privacy for residents and minimising the impact on the church. The living spaces will have an overhanging roof to create solar shading.

The reinstated crew yard element along the eastern boundary will be 1 storey in height with a central apex roof to mimic the structure which was once in situ. A linear 2 storey element will be created along the northern boundary and will allow views to the church from the significant views to the north and west to be vastly enhanced. It will have a central apex ridge with gable ends to reflect the character of the more modern agricultural buildings in the locality. Externally there are two areas of private garden space, one in the courtyard and another space by bedrooms 5&6 which will be enclosed within the boundary walls to create privacy and a sense of place.

## Accommodation

The dwelling has been designed with contemporary and versatile living in mind covering around 420 square metres (4,500 sq Ft) and the layout can be viewed on the enclosed plans and comprises; connecting glazed hallway to the open plan living kitchen dining area and separate snug both with glazed doors to the courtyard. Continuing through is a pantry, utility, WC and office or home gym. A bedroom wing extending to the front houses two bedrooms both with ensuite facilities. To the first floor is a superb lounge with doors opening to the terrace giving stunning views of the All Saints Church directly adjacent. The landing leads to the master suite with dressing and ensuite facilities with a further ensuite bedroom.

The central connecting hall leads to a further 2-bedrooms with shower, room to create another kitchen if to be used as an annex or indeed a games room. A large walled courtyard provides a private space to relax with ample driveway parking with double or triple garage, store and boot room. Adjacent the main plot the property includes a large grass amenity space extending past the village pond and to the rear.

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## Planning

Full planning was granted following application numbers N/159/00431/22 (full planning) and N/159/00868/22 (Alterations to listed building) by the East Lindsey District Council Planning Department on the 5<sup>th</sup> August 2022. Full details can be downloaded from the planning portal or emailed by request from the selling agent. We recommend that the planning decision notice be considered in full, together with all the associated conditions and documentation before submitting an offer.

## Method of Sale

The land is for sale by Private Treaty.

## Council Tax and Business Rates

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

## Sporting and Mineral Rights

These are included in the sale where they are owned.





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

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not. Please note that the two electricity pylons located within the property are scheduled to be replaced soon with underground cabling by Northern Powergrid.

### Tenure

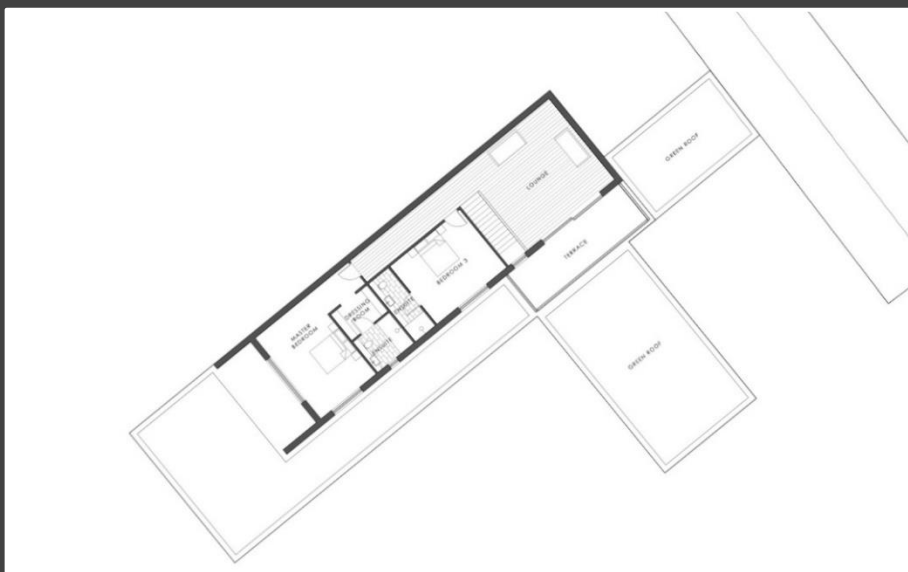
The land is offered for sale freehold with vacant possession on completion.

### Viewing

The plot can be viewed from Church Lane, you may enter the site on foot only during daylight hours. Please contact the selling agent for further information on viewing and to register your interest.

### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. It is anticipated that the new dwelling will be connected to mains electricity and water available in the village— applicants should satisfy themselves as to the precise position and accessibility of these services.









Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

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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.