



Building Plot 1, Main Road,
Donington-on-bain, LN11 9TJ

M A S O N S
EST. 1850



A unique development opportunity in a popular Lincolnshire Wolds village to acquire a building plot benefitting from full Planning Permission for the erection of a detached 2 bed home. Positioned in a superb, elevated spot opposite the church on a generous plot of around 0.2 acres (sts).

Directions

Proceed away from Louth along Westgate and to the roundabout on the bypass, then carry straight on and at the South Elkington fork, bear left. Follow the A631 to Welton-le-Wold and after passing the garage on the left, take the next left turn along the Bluestone Heath Road. At the first crossroads turn right towards Donington-on-Bain, follow the lane and eventually at the T-junction, turn left towards the village. The plot will be found on the right just on the right turning off the main road into the entrance for Donington-on-Bain primary school and the gated access to the plot is immediately on your left.

Description

This plot now has the benefit of full planning permission for a detached 2 bedroom dwelling as indicated on the attached plans. A generous plot extending towards the rear, currently laid to lawn and having a slight gradient back towards the road giving it an elevated position. The plot measures approximately 0.2 acres (subject to survey). Fenced boundaries to sides with hedged boundary to the front. Range of mature bushes and trees and currently having concrete path, collapsed brick building to front, further brick-built outhouse to right hand side in dilapidated condition and aluminium-framed greenhouse which are the buyer's responsibility to remove.

Planning details for the plot (Ref; N/042/01395/23) can be reviewed online which was granted on 18th September 2023. 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, conditions and requirements. An Archaeological Evaluation Report and Heritage Impact Statement has been completed and is available to download from the planning portal.

The Proposed House

A well designed Dorma style house is shown in the attached plans with well planned accommodation and light, airy living space with large windows. A traditional pitched main roof covered in tiles with a rough render wall finish. The property will be well positioned in the plot having driveway with ample space all round with the rear enjoying a southerly aspect and extending into the deep long garden.

Internally the accommodation opens into the large kitchen living dining room with patio doors to the garden with the spacious lounge adjacent. A rear hallway beyond gives access to the shower room and utility with turned staircase leading to first floor. Off the first floor landing with storage cupboards are two double bedrooms one with dormer rear window. Finally, a spacious bathroom completes the accommodation.

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 water, electricity and drainage are located nearby.

Access and maintenance

The site is accessed from the public highway.

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.

Viewings

Viewing during daylight hours by prior appointment is permitted unaccompanied. 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.

Situation

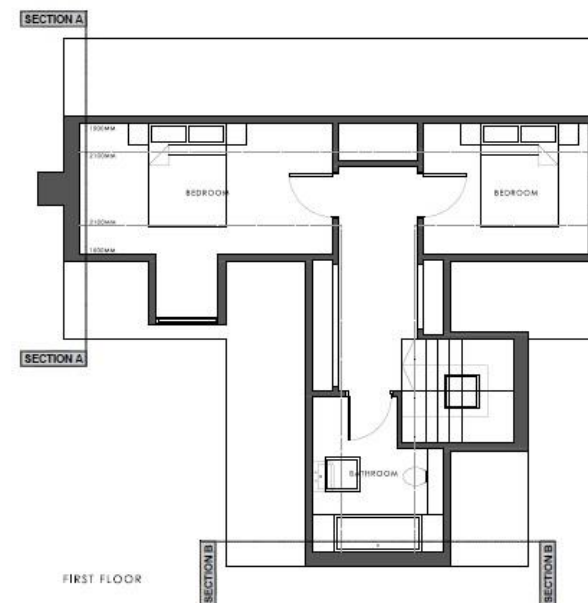
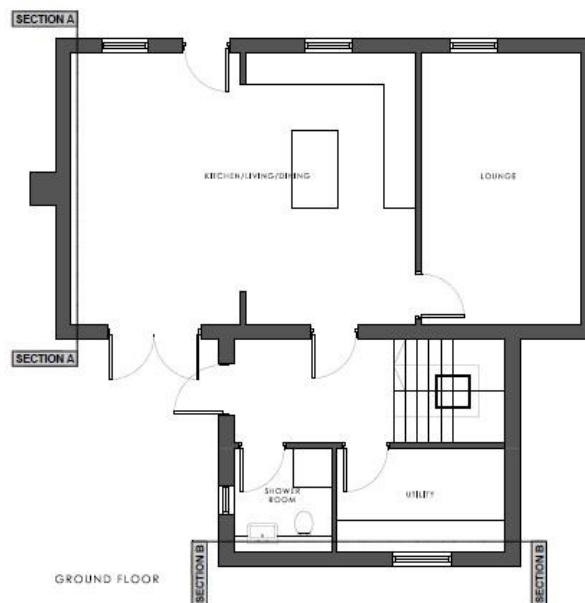
Donington-on Bain is around 8 miles from Louth market town and around 10 miles equidistant from Market Rasen and Horncastle, the former having rail links to the national network and the latter known for its many antique and bric-a-brac shops. Louth is known as the Capital of the Wolds and has three markets each week and an attractive Conservation Area around the superb St James Church. There are many restaurants, bars, wine bars and cafes in addition to the independent shops and numerous sports and hobby activities.

The cathedral city of Lincoln is approximately 20 miles away while the holiday coast is about 21 miles, with resorts, nature reserves and miles of open beach. One of the best villages in the Wolds for amenities having post office with shop, convenience store, the Black Horse pub serving food and providing visitor accommodation, a mobile library service, excellent mobile fish and chip van, a multi-use games area with playing fields and hard tennis courts and a children's play area.

The Viking Way passes through the centre of the village leading through the countryside for miles either to the north or south (149 miles in total for the hardy!) The village hall hosts several events including craft fairs, race nights, Pilates, yoga and card nights. There is a village primary school and bus service to the secondary/grammar schools and academies in the area. The stone-built Grade 2 Listed Church of St Andrew stands opposite the property in the heart of the village and is c.1779, restored 1868 with origins dating back to the late 12th Century.

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.







REAR / SOUTH ELEVATION



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Important Notice

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