



Land at Brinkhill

Brinkhill

M A S O N S
— Celebrating 175 Years —

Land at Brinkhill

Harrington Road, Brinkhill,
LN11 8QY



Popular Wolds Village location

0.17 acres (subject to survey)

Wooded area of land

Potential for development (subject to planning)

Extra garden land available to side

Nearby house also for sale separately

An area of land at around 0.17 acres (STS) and shown red on the plan. The land is accessible on foot currently only from Harrington Road and is presently very overgrown with mature trees, bushes, shrubs, nettles and overgrowth, etc. There is a small ditch running across near the front of the land. The land offers superb potential for a variety of uses, including for residential development, subject to any necessary planning consents, which would require a new vehicular access off the road as part of the planning. The sale of this parcel of land is subject to overage provisions detailed below.

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Overage Clause

The sale of the land shown red is subject to overage provisions whereby should planning for a residential dwelling be granted, then an uplift payment of 25% for a 10 year period will be payable to the current vendors or their beneficiaries upon either implementation or sale of the building plot.

Extra Garden Land

An area of available extra garden land around 0.03 acres (STS) (shown blue on plan) to the left-hand boundary of the land. This extra garden land can be purchased with the land if required, any offer should be made clear if it is to include the extra garden land. Please see site plan maps for approximate locations. The vendor reserves the right to sell the extra garden land prior or separately and we will notify any applicants if this does happen.





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.

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. The land can be accessed directly from the public highway on foot.

Tenure

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

VAT

VAT is not expected to be chargeable in addition the agreed sale price.



Brinkhill

A Prime Wolds Village

The sought-after village of Brinkhill stands within the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty. The village has a very long history and was mentioned in the Domesday Book when it was known as Brincle with 26 households and considered quite large at the time. The land was then held by Earl Hugh as part of the Greetham land and a moated site within the village is a scheduled monument being one of three moated sites within a 400 meter radius in the village and thought to have been the site of a manor house.

Brinkhill nestles within the surrounding hills and is well positioned for three market towns – Louth (known as the Capital of the Wolds) to the north, Horncastle to the west and Spilsby to the south. There is a smaller market town to the east in Alford beyond which the Lincolnshire coast is about 13 miles away from the village at its closest point. The market towns provide a variety of shopping and recreational facilities together with the highly regarded King Edward the sixth and two Queen Elizabeth grammar schools/academies in Louth, Horncastle and Alford respectively. The main business centres are in Grimsby, Lincoln and Boston.

Just a short drive from the village is the popular country pub, The Massingberd Arms.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a cinema, theatre, sports centre, swimming complex, tennis academy, and golf club.





Viewing

Strictly by prior appointment through the selling agent.

Services Connected

No services are connected to the land – applicants should satisfy themselves as to the precise position and accessibility of these services.

Tenure

Freehold

Directions

Upon entering Brinkhill from the north, go past St. Philip Church on the right-hand side. Continue to the fork in the road and bear right here onto Harrington Road. Continue to the edge of the village and just as you leave the village built-up area, the land will be seen on your right-hand side.

Location

What3words : ///sparkles.blocking.forces

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 individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.

