



**Plot 3 Enfield Farm Main Street Fulstow Louth LN11
OXF**

£125,000

JOHN TAYLORS
EST. 1859

An excellent opportunity to purchase a substantial building plot with outline planning permission for a detached dwelling with an approximate area of one third of an acre. The site is currently grazing land backing onto open farmland which enjoys a south facing rear garden. The plot will be accessed from Main Street via a shared private driveway. In addition to this plot there is an option to purchase plot 2.

Rooms

Location

Fulstow is a small, charming rural village located in the heart of Lincolnshire. Known for its peaceful atmosphere and friendly community, the village offers an ideal blend of countryside living with convenient access to nearby towns such as Louth and Grimsby. Amenities within the village include a village hall, primary school and village pub with further facilities at the nearby towns of Louth and Grimsby. The plots are located on the eastern outskirts of the village, on the south side of Main Road and some 150 metres past the turning for Covin's Lane as you head east from the village.

Planning Permission

Outline planning permission was granted for erection of a detached dwelling (subject to conditions) on the 27th of October 2025 under planning reference 03080/25/OUT. All documents relating to the planning application are available online by accessing the planning department online portal at www.e-lindsey.gov.uk



Tenure

The land is understood to be freehold.

Services

Mains water, electricity and drainage are all understood to be available in Main Street.

Viewing Arrangements

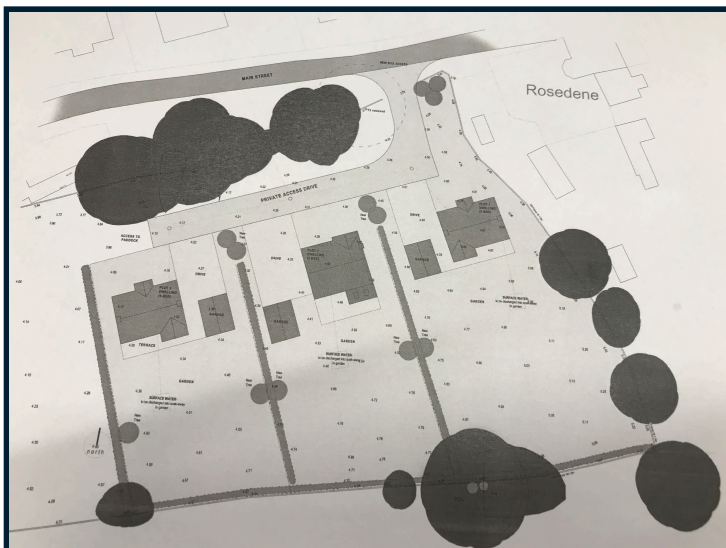
By prior appointment through John Taylors.

Planning Authority

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH. www.e-lindsey.gov.uk

NB. Plans and outlined ariel photographs are for illustration purposes only.







John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.