

Building Plot
Covins Lane, Fulstow LN11 0XF

M A S O N S
RURAL & EQUESTRIAN

- **A Unique Opportunity**
- **Individual building plot with additional land**
- **Approximately 0.91 of an acre in total (sts)**
- **Attractive rural setting on village outskirts**
- **Fine far-reaching views across open fields**
- **Outline Planning Consent for the erection of one dwelling (indicative illustration shown on front cover)**
- **Scope to create an attractive garden with paddock adjacent**

Directions

From Louth, take the A16 road north towards Grimsby and Cleethorpes. Follow the road for several miles passing Fotherby to the east, continue through Utterby and then carry on at the staggered crossroads for about half a mile until the turning to Fulstow on the right. Take this turning and follow the lane to the crossroads in Fulstow village.

Go straight ahead here along the small lane (ironically called Main Street!) and follow the lane until the turning into Covins Lane on the right. Take this turning and go past the large individual house on the corner (Brinkhill House as referred to in the plot consent document) and the building plot is immediately on the right afterwards.

Location

Positioned on the Greenwich Meridian Line the village of Fulstow is almost equidistant from the business centre of Grimsby and the market town of Louth, each around 8 miles away. The village is mainly surrounded by agricultural land with the reservoir at neighbouring Covenham providing a venue for watersports and the Lincolnshire Wolds are just a short travelling distance to the west.

Fulstow has a public house, called the Cross-Keys, a Grade 2 Listed church dedicated to St Lawrence, a village hall for community functions and a primary school known as the Fulstow Academy.

Louth has three markets each week and many individual shops, a cinema, theatre, recent sports and swimming centre, golf club, tennis academy, athletics and football grounds, and a Leisure Centre on the outskirts at Kenwick Park which includes further golf course and an equestrian centre. The Wolds and Coast provide contrasting natural retreats and reserves.

Grimsby is the main business centre in the area and Fulstow is within easy commuting distance of industrial concerns along the south banks of the Humber Estuary, and for some the Humber Bridge brings the North Bank into acceptable reach.

Plot Dimensions and Current Status

The plot has an approximate frontage of 29m x an average depth of around 36m. The additional land adjacent is agricultural at present and has a width and frontage to Covins Lane of around 86m x a depth of mainly 22.5m but extending to around 36m by the plot and tapering at the southern tip. These measurements have been scaled from the online map prepared in conjunction with the deed plan and application

plans and are therefore approximate in nature.

Generally, both the plot area and the land are slightly elevated above the level of the lane and with the exception of a few trees and shrubs the frontage is open to Covins Lane taking advantage of a very open rural outlook. There is a mixed hedgerow along the boundary to Brinkhill House affording some privacy and the rear boundary has a deep hedgerow which could be cut back significantly to expose more of the land if the buyer so chooses.



Potential

The plot provides the potential to create an individual detached country home in a unique setting and the application plans include an indicative elevation of a traditional design which has typically been favoured by the local planning authority in recent times and this is illustrated with a double garage adjacent on the front cover of this brochure but would be subject to full planning consent. A buyer may wish to apply for detailed consent to construct a contrasting style of house but should be conscious of the

conditions within the outline consent as described below.

The proposed dwelling can be designed to take advantage of the superb open country views which will be further facilitated by the slight elevation above the lane. The land adjacent has scope for alternative uses such as a small pony paddock, horticultural pursuits, a hobby farm or the construction of outbuildings – all subject to obtaining consent from the local planning authority.

Planning

Outline Planning Consent was granted on the 17th April 2015 by the East Lindsey District Council for the erection of 1 dwelling (Application No. N/056/00146/15) A copy of the planning consent document is available on request from the selling agent by email as a PDF or can be viewed at the agent's office in Louth. The consent carries conditions which are summarised as follows:

- 1 There are reserved matters all of which require application for approval no later than three years from the date of the permission. The development must be commenced no later than two years from the final approval of all reserved matters or, if these matters are approved on different dates, no later than two years from the final approval of the last such matter to be approved.
- 2 The prior written approval of the Local Planning Authority is required before any development shall take place, in respect of the layout, scale, appearance and external materials of the proposed dwelling, the means of access to and from the site and landscaping of the plot together with existing and proposed site levels, floor levels of the proposed buildings and of the hard surfaced areas
- 3 Full details of the proposed surface water drainage for the whole site are to be submitted to and

approved by the Local Authority and must be based on the principles of a rainwater harvesting system following percolation testing unless such tests prove inappropriate, and in which case an alternative means should be submitted for approval. Equally, prior to commencement of any development, the Local Planning Authority must approve in writing an application indicating the proposed means of foul water disposal. The approved means of both foul and surface water drainage must be implemented in full before the dwelling is first brought into use and then retained.

- 4 The application for approval of the reserved matters must include details of a vehicular turning facility which allows domestic vehicles to enter and leave the site in a forward gear – once approved, this facility must be fully implemented before the dwelling is first brought into use and remain available for use at all times thereafter.

NB The above are summaries of the planning conditions and the buyer should be aware of the full wording on the planning consent before committing to purchase.

Services

Mains water and electricity supplies are currently available in the village. Applicants should satisfy themselves as to the precise position, proximity to the plot and costs of connection. This also applies to telephone lines.

As indicated above, the planning consent requires that the means of both foul and surface water drainage will need to be approved prior to commencement of the development.

Overage Clause

The sale contract will include an overage clause whereby the sellers and their successors will reserve a 50% share of any uplift in value achieved by obtaining planning consent for further separate residential dwellings or commercial buildings

for a period of 80 years on the conveyed land. This clause will not apply to any extension of the main dwelling or construction of any outbuildings which are ancillary to the use of the main dwelling.

Viewing

The Plot can be viewed during daylight hours but we advise that applicants take a copy of these particulars with them.

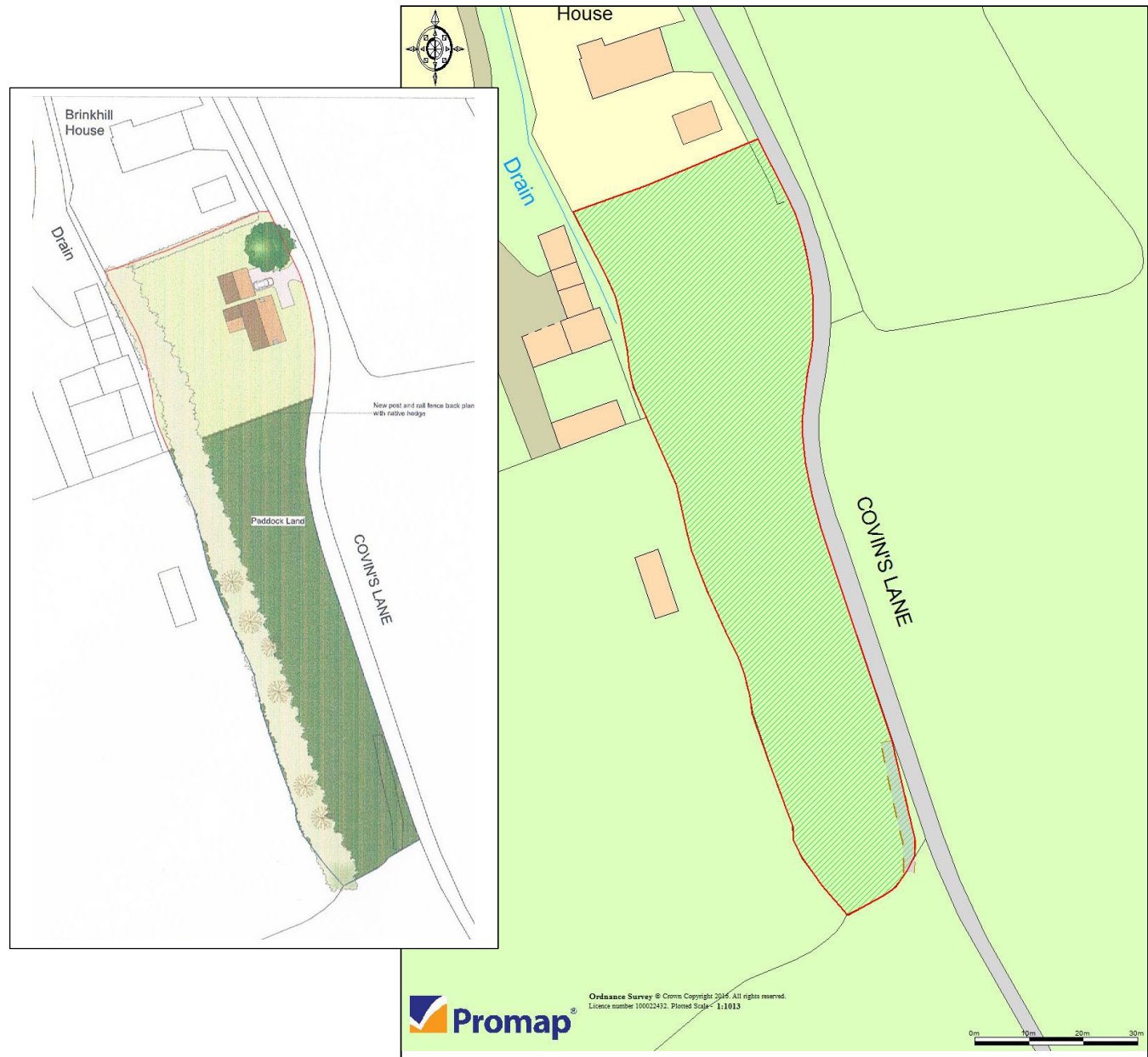
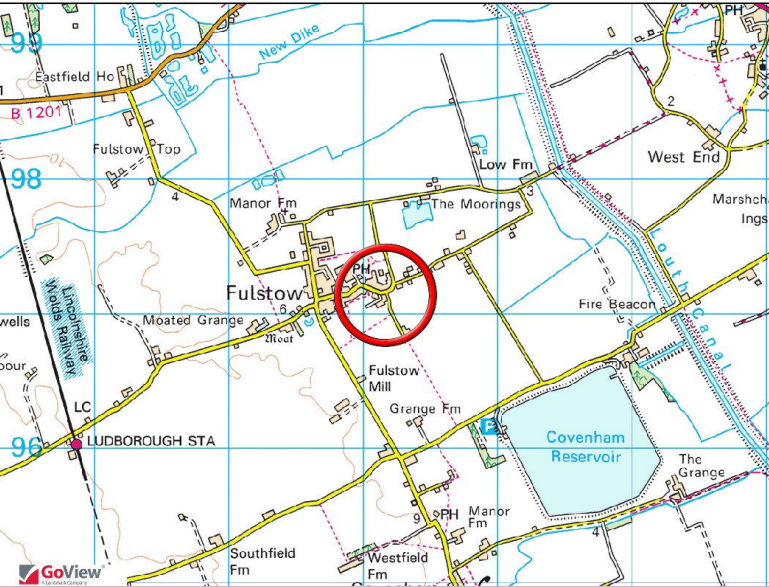
Sellers Solicitor

Mr Dale Crombleholme of
Bridge Macfarlands
Cornmarket
Louth
LN11 9PY

General 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. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.





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