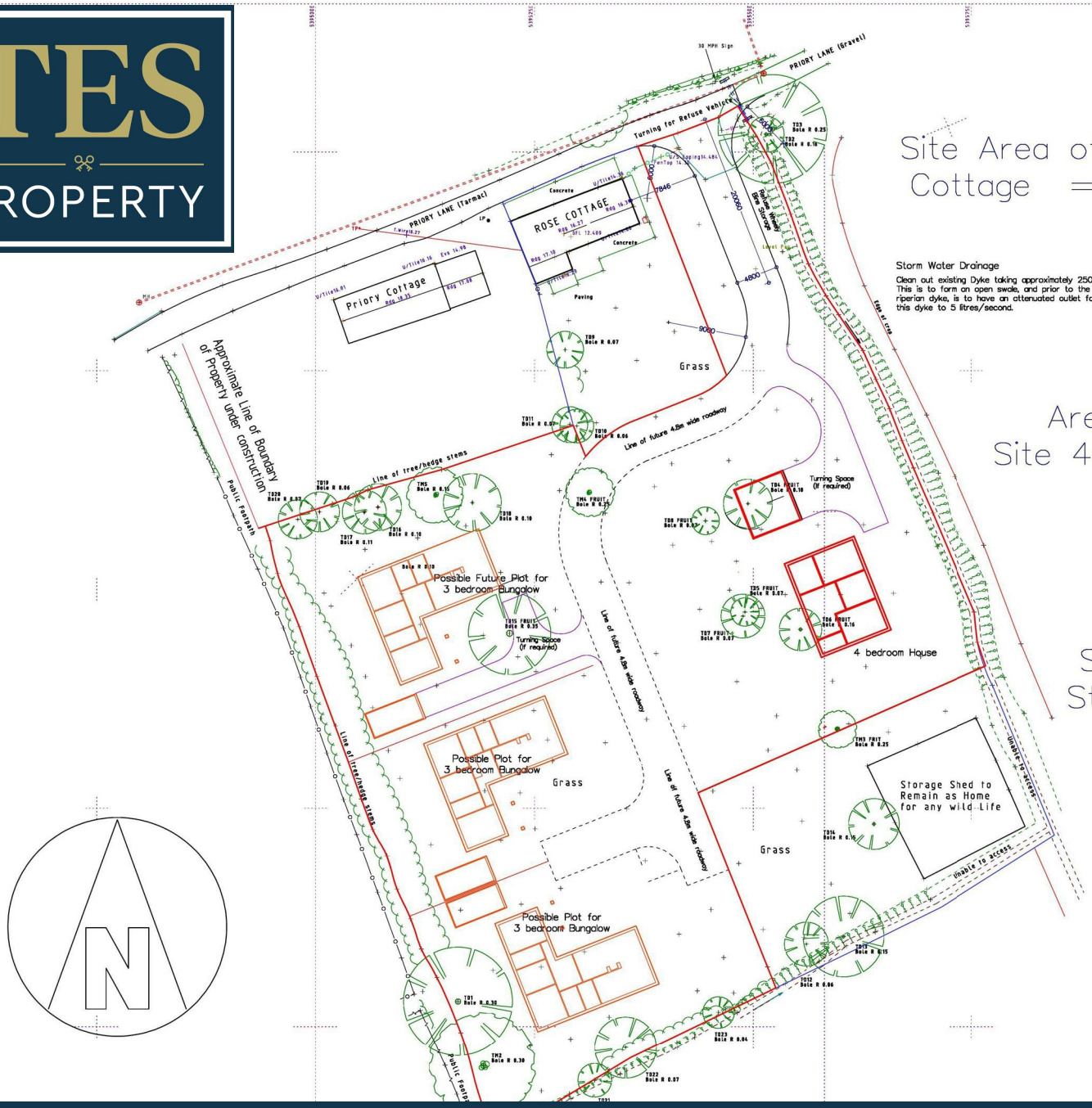
TES PROPERTY



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PROJECT
Proposed Development of Land to Rose Cottage Priory Lane, Grimoldby LN11 8SP

PRIORY LANE, GRIMOLDBY, LN11

GUIDE PRICE £475,000



Full Planning Permission for 4 Dwellings

TES Property offer for sale this two bedroom detached bungalow sitting on a large plot with full planning permission for the erection of four plots, one house and three bungalows. Located in the village of Grimoldby with easy access to shops and amenities and only 5.3 miles to the market town of Louth.

The bungalow itself consists of a kitchen diner, living room, bathroom, two bedrooms and a loft room, and benefits from views over the generous plot and surrounding open fields from the majority of the windows, viewing is a must to appreciate the size and potential.





Planning Permission
Outline planning permission was granted on the 13th July 2021 for the erection of a four bed house and 3 three bed bungalows on the site of an existing garden (vacant pasture land) with vehicular access via Priory Lane which is to be created by the purchaser.

The planning permission has been granted in accordance with application number N/067/01453/21 and the Decision Notice and accompanying documentation can be viewed on the planning portal of the East Lindsey District Council website or copy documents can be emailed as pdf's on request if preferred.

The planning permission is subject to conditions in respect of the timescale within which the development must be commenced, construction to be in accordance with the approved plans and approval of proposed materials for the building and hard surfaced areas by the local planning authority. The precise wording of the Planning Decision Notice and the relevant conditions should be considered in detail by a prospective purchaser in accordance with the approved plans.

The Plot
A flat, level plot currently laid to lawn with hedged and fenced boundaries with access to be created by the purchaser via Priory Lane. The plot measures approximately 4453m²

Dining Kitchen
15'11" (max) x 16'2" (max)
L shape room with dual aspect uPVC double glazed windows to the side and rear with uPVC front door. The kitchen is fitted with a range of wall, base and drawer units with a complimentary worktop over incorporating a one bowl stainless steel unit with drainer and mixer tap, there is space for an oven, washing machine and larger fridge. Tiled flooring and splashbacks, wooden beaming to the ceiling and two radiators. Doors lead into the bathroom and living room.

Bathroom
7'10" x 5'0"
Fitted with a panelled bath with shower attachment, W.C and wash hand basin. Privacy glass window to the front, tiled floor and splashbacks and radiator.

Living Room
10'1" x 28'6" + 2'4" x 16'2"
Bright and airy living space with two feature fireplaces, one at each end. French doors lead out to the rear garden with uPVC double glazed windows to the front, side and rear. Wooden feature beaming to the ceiling, laminate flooring and radiator. Doors lead into both bedrooms and steps lead up into loft room.

Bedroom
9'10" x 12'9" (max)
With uPVC double glazed window to the front, laminate flooring and radiator.







Bedroom
9'4" x 12'5"
With uPVC double glazed window to the rear, laminate flooring and radiator.

Loft Room
12'9" x 12'3"
Window to the side and rear.

Location - Grimoldby
The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.



School Catchment Area
This property is in the catchment area for many primary schools, including Grimoldby Primary School, North Cockerington Church of England Primary School and East Wold Church of England Primary School.
As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

Services - Rose Cottage
Mains drainage, water and electric are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Council Tax Band
East Lindsey Council Tax Band B

Brochure Prepared
November 2024

Viewings
By prior appointment through TES Property office in Louth 01507 601633
admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm









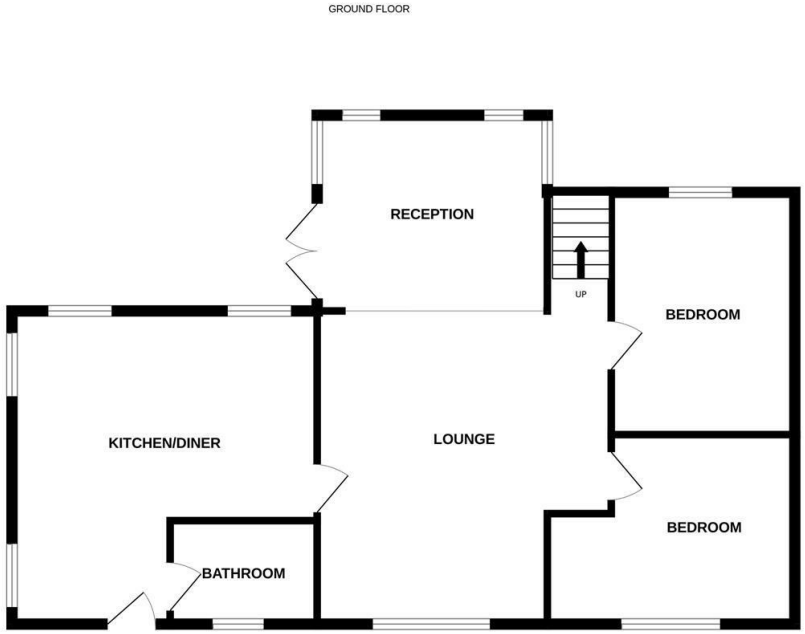


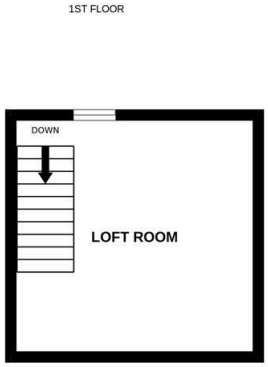




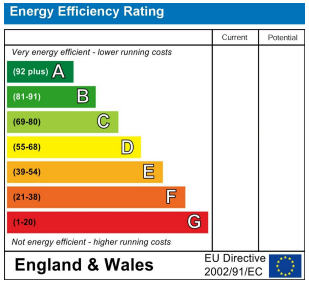


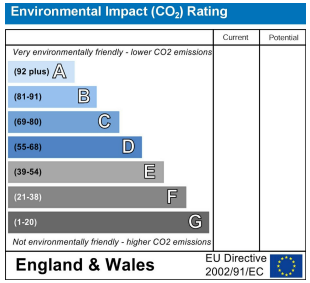






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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