

**ST MARY'S LANE  
LOUTH  
LINCOLNSHIRE  
LN11 0DT**



**FOR SALE**

- Building Plot in sought after St Mary's Lane
- Outline planning consent for one dwelling
- Established and sheltered garden area
- No builder ties

**PRICE: £185,000**

TURNER  
EVANS  
STEVENS  
LIMITED  
Estate Agents  
Valuers  
Auctioneers  
Surveyors

GRIMSBY  
21 5th St Mary's Gate DN31 1JE  
T 01472 362020 F 362040

LOUTH  
6 Cornmarket LN11 9PY  
T 01507 601633 F 603917  
Also  
1 Queen Street LN11 9AU  
T 01507 602264 F 600036

SKEGNESS  
32 Roman Bank PE25 2SL  
T 01754 766061 F 610382

SPILSBY  
34 High Street PE23 5JH  
T 01790 752151 F 754537

SUTTON ON SEA  
2 Evergreen Walk  
High Street LN12 2SW  
T 01507 441166 F 443481

[www.tes-property.co.uk](http://www.tes-property.co.uk)

Registered in England 03710262

## **INTRODUCTION**

A unique opportunity to acquire a single building plot in this sought after area on the west side of town.

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's and Aldi.

## **LOCATION**

The plot currently forms part of the garden of 52 St Mary's Lane, and is screened with established trees from the main house.

## **PLANNING**

Planning has been granted under ref N/105/00547/20 for the outline erection of one dwelling (copy of consent attached).

The purchaser will be responsible for fencing of the plot with a screening approved by the vendor.

## **AGENT'S NOTE**

The plot has no builder ties and represents an excellent opportunity to acquire a plot in this popular and desirable area close to the town.

## **TENURE**

The plot is believed to be freehold.

## **VIEWING**

Strictly by appointment with the sole agents, Turner Evans Stevens Louth office on 01507 602264.

## OUTLINE PLANNING PERMISSION

<b>Agent/Applicant's Name &amp; Address</b>	<b>Applicant's Name &amp; Address</b>
Mr. D. Nelson, Dieter Nelson Planning Consultancy Ltd., Unit 2 Cleethorpes Business Centre, Jackson Place, Wilton Road, Humberston, GRIMSBY, N. E. Lincs. DN36 4AS	Mrs. A. Allen, 52 St Marys Lane, LOUTH, Lincolnshire. LN11 0DT

### **Part I - Particulars of Application**

Date received	Application Number
23/03/2020	N/105/00547/20

Particulars and location of the development

PROPOSAL: Outline erection of 1no. dwelling.  
LOCATION: LAND AT 52 ST MARYS LANE, LOUTH

### **Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants outline permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority before the expiration of four years from the date of this permission. No development shall commence unless approval of the reserved matters has been obtained from the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To take account of the present restrictions on implementing permissions, in order to assist the recovery and in order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted must be begun no later than the expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be completed in accordance with the following approved plans;

Drawing No. 1204/0001      Received by the LPA on 23/03/2020.  
Drawing No. 1204/0002      Received by the LPA on 23/03/2020.  
Drawing No. TCP-050320-01 Received by the LPA on 23/03/2020.

Reason: For the avoidance of doubt and the interests of proper planning.

4. Any application for the approval of layout shall include an Arboricultural Impact Assessment and Method Statement to BS 5837: 2012. That application shall also be accompanied by a protected species survey, carried out by a suitably qualified ecologist, including appropriate mitigation measures where necessary.

Reason: To protect trees and any protected species that are important to local biodiversity. This condition is imposed in accordance with SP24 of the East Lindsey Local Plan.

5. The development hereby permitted shall comprise no more than one dwelling.

Reason: For the avoidance of doubt and the interests of proper planning.

6. The development hereby permitted shall be constructed to Building Regulation Part G(2)(b) standards limiting water consumption to 110 litres per person per day.

Reason: To reduce demand for finite resources as the district is in a water scarce area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

#### **POSITIVE AND PROACTIVE STATEMENT:-**

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

Dated: 12/06/2020

Signed:



Paul Edwards  
Assistant Director: Planning

## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

### THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

### MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

### SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

### MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

### COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

### ARCHITECTURAL PLANNING

If you are extending or building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

### INTERNET

All our properties are advertised on our website at [www.tes-property.co.uk](http://www.tes-property.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk). We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

### DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

