

RESIDENTIAL DEVELOPMENT SITE CINDER LANE LOUTH LINCOLNSHIRE



FOR SALE:

- Centrally situated residential development site.
- Planning Consent granted February 2012.
- Planning for 6 dwellings.
- Footings already in place, preserving consent.

GUIDE PRICE: £200,000

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
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GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
33 Silver Street LN2 1EW
T 01522 511665 F 511830

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

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

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

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

INTRODUCTION	An opportunity to purchase a well situated residential development site with planning permission for the erection of 6 properties in the historic market town of Louth.
LOCATION	<p>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, in particular secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers including butchers, bakers and specialist clothing 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 Co-operative, Morrisons and Aldi.</p> <p>The site is situated on Cinder Lane, which is conveniently situated within walking distance of the town centre.</p>
PLANNING	<p>Planning Permission has been granted for 6 dwellings under reference: N/105/00341/12. A full copy of the planning consent and plans of the proposed development are available on request.</p> <p>The site has been cleared in readiness for development and footings partly constructed which have preserved the consent.</p>
SERVICES	We understand all mains services are available to the site. Please note that these services have not been tested and all prospective purchasers are advised to check these are adequate for their needs.
VIEWING	Strictly by appointment with Turner Evans Stevens Louth office on 01507 602264.

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 for building, we can arrange for 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 and 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 office.
- 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.

