



Development Site – 4 Superior Building Plots
Main Road, **Maltby-le-Marsh**, Alford, Lincolnshire

Willsons
— SINCE 1842 —

Development Site
4 Superior Building Plots
Situated off Main Road, Maltby le Marsh
Alford, Lincolnshire, LN13 0JP

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale this unique opportunity to purchase a Development Site with Full Planning Permission for 4 Superior Building Plots and Land in total extending to an area of approximately 2.06 acres situated in the centre of Maltby le Marsh.

Full Planning Permission was granted in February 2026 for the construction of four detached bungalows with garages.

Offers in the region of £300,000

FURTHER DETAILS FROM THE AGENTS

Willsons
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Lincolnshire
LN13 9DR

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LOCATION & ACCESS

The development site is situated in the centre of the village of Maltby le Marsh adjacent to the village hall fronting onto the A1104. The location is clearly identified by a 'For Sale' board.



What3words: spreads.scribbled.gifted

TENURE & POSSESSION

The Freehold interest in the property is being offered for sale with full vacant possession upon completion.

SERVICES & SURFACE WATER

All mains services are believed to be available within the public highway. Prospective purchasers should make their own enquiries as to the availability of services. Careful consideration should be given to the disposal of surface water.

BOUNDARIES

The boundaries to the site are as shown on the plan submitted with the planning application (drawing number 014825-01).

The vendor will assist purchasers by providing all available information regarding the ownership of the boundaries. However, purchasers should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

PLANNING

Full planning permission has been granted by East Lindsey District Council for 'erection of 2no. dwellings with detached garages, 2no. dwellings with attached garages and the construction of 3no. separate vehicular accesses'.

Planning application number 03794/25/FUL.

All relevant documents relating to the planning application can be viewed on the East Lindsey District Council website – www.e-lindsey.gov.uk/planning.

LOCAL AUTHORITIES

Lincolnshire County Council, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

Anglian Water

Tel: 0345 791 9155

Western Power

Tel: 0800 096 3080

British Gas

Tel: 0330 100 0056

DESCRIPTION OF PLOTS (approx.)

Plots 1 & 4 – Internal floor area of 134m² excluding garage.

Plots 2 & 3 – Internal floor area of 133m² excluding garage.

ACCOMMODATION

Each plot has accommodation comprising:

- Entrance Hall
- Lounge
- Dining Kitchen
- Utility Room
- Bedroom 1 with Ensuite & Dressing Room
- Bedroom 2
- Bedroom 3
- Family Bathroom

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any restrictions, easements, wayleaves or rights of way which affect the land, however the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

HEALTH & SAFETY WHILST VIEWING

We ask that prior to viewing you contact our Alford office on 01507 621111 to register your interest and inform the agents that you shall be upon that land at a certain time and date. Neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

PARTICULARS OF SALE

These particulars including photographs, plans and areas have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations of warranties whatsoever in relation to this property.

PURCHASER COMPLIANCE

We are legally required to undertake anti-money laundering (AML) compliance checks on all purchasers. It is our responsibility to ensure these checks are carried out and continually reviewed, however, in the first instance we use Lifetime Legal to undertake such checks and obtain the necessary documentation and once you have had an offer accepted on a property, Lifetime Legal will contact you directly. The cost of these checks is £60 incl. VAT per transaction (not per individual person) and is non-refundable. The fee will need to be paid by you directly to Lifetime Legal, in advance of the memorandum of sale being issued. Willsons will receive some of the fee taken by Lifetime Legal.



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Project	Proposed 4 no. Dwellings	
Location	Beesby Road, Maltby le Marsh	
Drawing Title	Site Location Plan	
Status	Planning	
Date	02.12.2025	
Scale	1:1250 @ A3	
Drawing No.	104825-01	Rev

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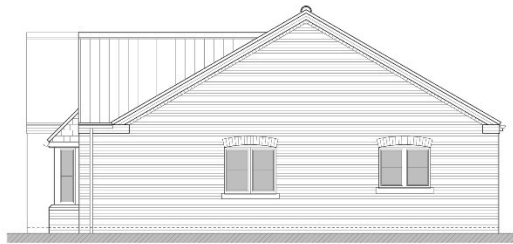


Project	Proposed 4 no. Dwellings	
Location	Beesby Road, Maltby le Marsh	
Drawing Title	Proposed Site Plan	
Status	Planning	
Date	02.12.2025	
Scale	1:500 @ A3	
Drawing No.	104825-04	Rev

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SIDE ELEVATION



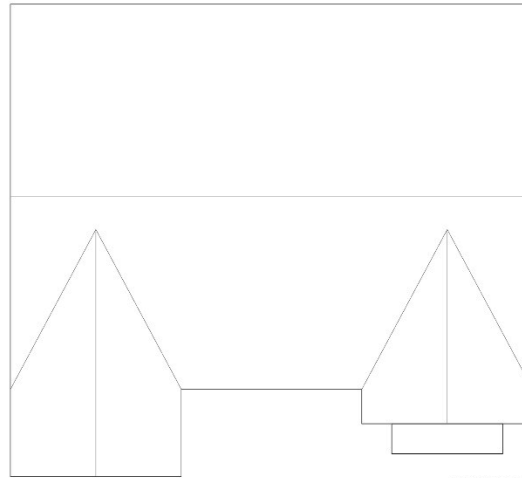
FRONT ELEVATION



SIDE ELEVATION



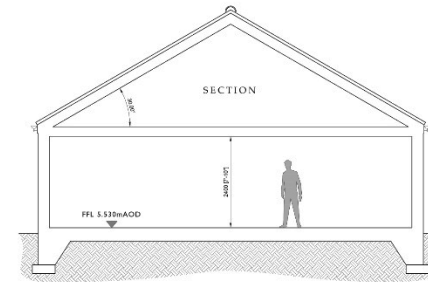
FLOOR PLAN (Internal floor area 133m²)



ROOF PLAN



REAR ELEVATION



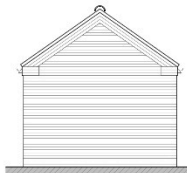
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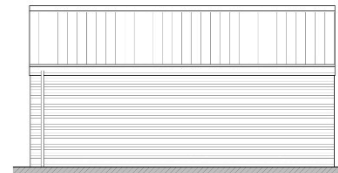
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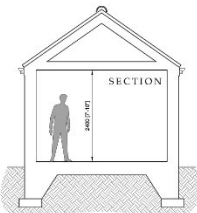
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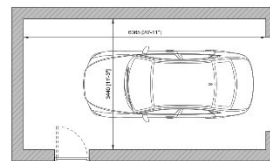
REAR ELEVATION



SIDE ELEVATION



SECTION



FLOOR PLAN



ROOF PLAN



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Project	Proposed 4 no. Dwellings	
Location	Beesby Road, Malby le Marsh	
Drawing Title	Plot 2	
Status	Planning	
Date	02.12.2025	
Scale	1:100 @ A2	
Drawing No.	104825-06	Rev

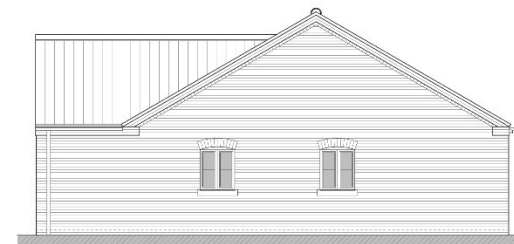
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SIDE ELEVATION



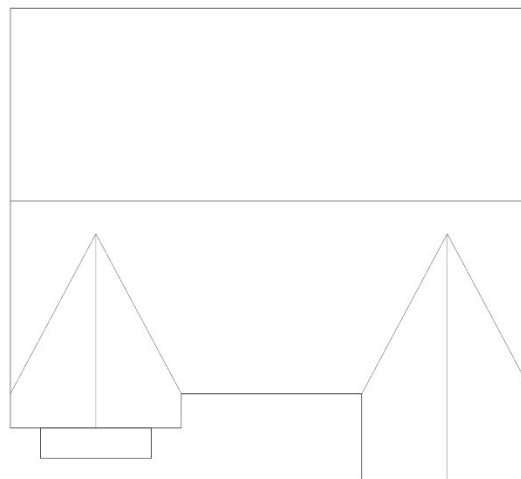
FRONT ELEVATION



SIDE ELEVATION



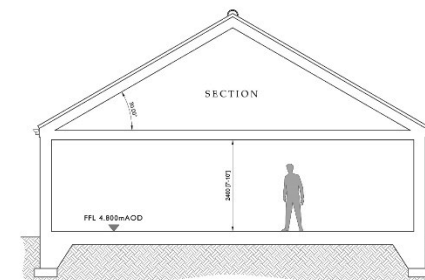
FLOOR PLAN (Internal floor area 133m²)



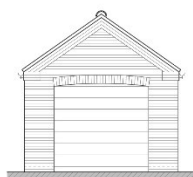
ROOF PLAN



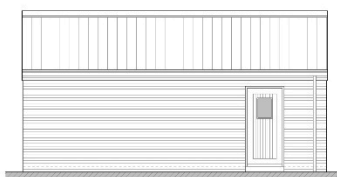
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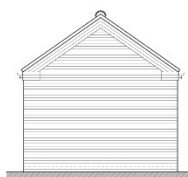
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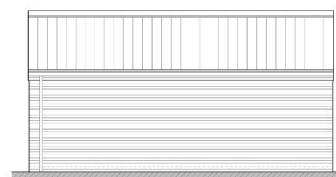
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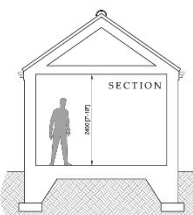
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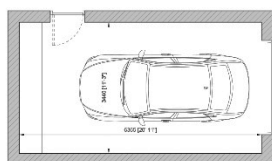
REAR ELEVATION



SIDE ELEVATION



SECTION



FLOOR PLAN



ROOF PLAN



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Project	Proposed 4 no. Dwellings
Location	Beesby Road, Maltby le Marsh
Drawing Title	Plot 3
Status	Planning
Date	02.12.2025
Scale	1:100 @ A2
Drawing No.	104825-07
Rev	

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Green Tiles Ridge 12.52

Green Tiles Eaves 9.28

Village Hall Eaves 11.07



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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Project	Proposed 4 no. Dwellings
Location	Beesby Road, Maitby le Marsh
Drawing Title	Proposed Block Plan & Section
Status	Planning
Date	02.12.2025
Scale	1:200 & 1:500 @ A2
Drawing No.	104825-03 Rev

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