



Slates Building Plot
Theddlethorpe LN12 1NX

M A S O N S
RURAL & EQUESTRIAN

Your chance to “escape to the country” and construct your own “grand design” in one fell swoop! A unique development opportunity at the end of a long, no-through country lane with just two nearby neighbouring properties and comprising a large building plot of almost one acre (subject to survey) with substantial steel-framed hay barn and the opportunity to acquire additional land by negotiation if required.

Directions

From Louth follow the B1200 road and take the first exit at the roundabout, then continue through the traffic lights at Manby Middlegate and into the village of Saltfleetby. Follow the long straight road to the crossroads and turn right here along Three Bridges Lane. Proceed to the end of this lane and turn left. Follow the country lane to the village of Theddlethorpe, go past the thatched King’s Head pub and at the sharp left bend take the right turn onto Rotten Row. Follow the lane to its eventual conclusion and the plot will then be found on the left side.

Planning

Full planning permission was granted by the East Lindsey District Council on the 4th November, 2016 for the erection of a house, a detached building to house a swimming pool and garage and a detached building to use as a studio/games room together with change of use, conversion of and alterations of existing outbuilding to form a holiday cottage to be used in connection with the proposed dwelling on the site of an existing dwelling and outbuildings which are to be demolished in accordance with amended plans received by the local planning authority on the 11th October, 2016.

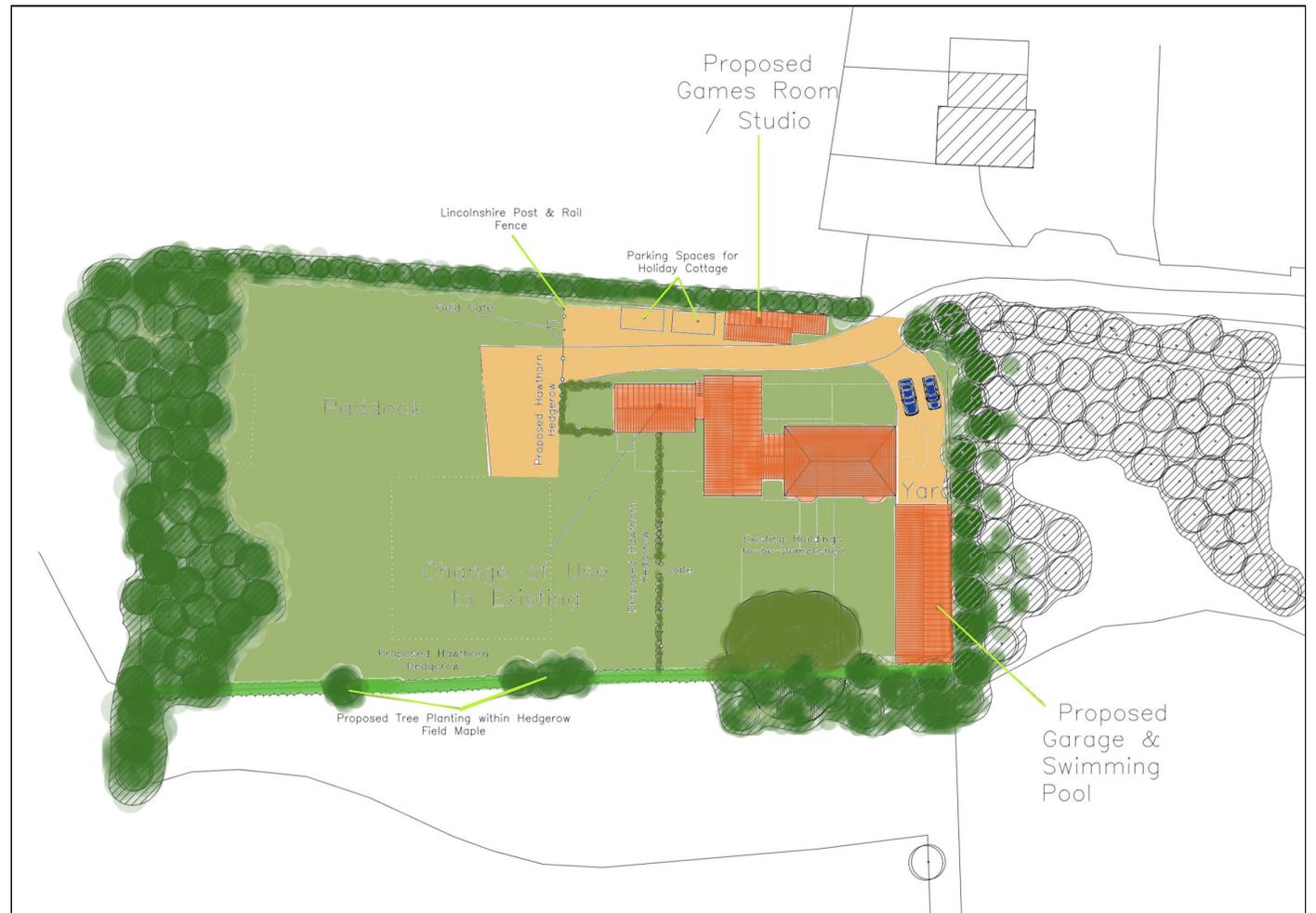
A pdf scan of the planning decision, together with the conditions and plans referred to can be emailed to interested parties on request. Alternatively, the full planning history can be viewed by visiting the East Lindsey District Council website, and in particular the planning section where the option to view planning applications can be taken.

To summarise the conditions, these apply to the timing of the development, approval of the materials to be used in

construction and surfacing, mitigation measures in respect of the floor risk assessment carried out, details of landscaping and tree planting with appropriate time scale, conditions regarding occupation of the holiday accommodation and proposed drainage. The consent document also refers to a maintained water course on the north eastern boundary to which by-laws and the Land Drainage Act applies. Applicants are advised to obtain and consider in detail the full conditions noted on the planning decision.

The Proposed Property

Please refer to the floor plans for details of the accommodation which will be provided by the completed development showing approximate room sizes. The plans are indicative of the proposed room layout as they are not to a specific scale and are based on the architect’s drawings. Three sets of bi-folding French doors have been shown in the living-kitchen though these appear to be fixed glazed panels on the architect’s drawing and to install these may therefore require approval of amendments.





The project will culminate in a superb detached country residence combining the appearance of a traditional rural house with many contemporary design features. The main first floor of the house has a large gallery landing above the hallway and four well-proportioned bedrooms, one of which has an ensuite shower room. There is a good size family bathroom off the landing.

The master bedroom is located in a different wing of the house and approached via a second staircase up to a gallery facing the glazed rear gable and overlooking the living area of the kitchen. The master bedroom is spacious with its own ensuite dressing room and ensuite bathroom.

On the ground floor the living kitchen is a stunning feature of this design with dimensions of approximately 37ft x 20ft and brightly lit by a glazed gable on the rear elevation. A pantry and utility room are positioned just off the kitchen area. A walk-through lobby leads past a window seat with cloaks cupboards and a door off to the first cloakroom/WC. This lobby links the kitchen and master bedroom wing to the main house, with access through two reception rooms to a main entrance hallway with a second cloakroom/WC off and beyond this is the main spacious lounge with fireplace.

The overall design for which planning consent has been granted includes a range of additional buildings comprising a holiday cottage as shown on the floorplans and elevations, a small studio and a substantial detached building which provides a double garage and indoor swimming pool room with changing room and shower area. It is anticipated that the purchaser may choose to

initially build the main house and double garage before considering whether or not to complete the additional works and depending upon the buyer's specific requirements.

The plot backs onto open fields and is estimated to have an area of just under 1 acre (sts) thereby providing the potential to create impressive gardens with ample parking space and the scope to erect further outbuildings if required, subject to obtaining consent from the local authority. There is an opportunity to purchase additional land on the south-east side of the house by negotiation if required. The purchaser will be required to erect fencing or hedges along the new boundaries within a set time period as defined at sale contract stage.

On site is substantial steel framed Dutch Barn which can be left in situ if the purchaser wishes to make use of this building in its current form or as a frame to convert into an American Barn with internal partitions/stabling etc., again subject to any necessary consents.



Covenant

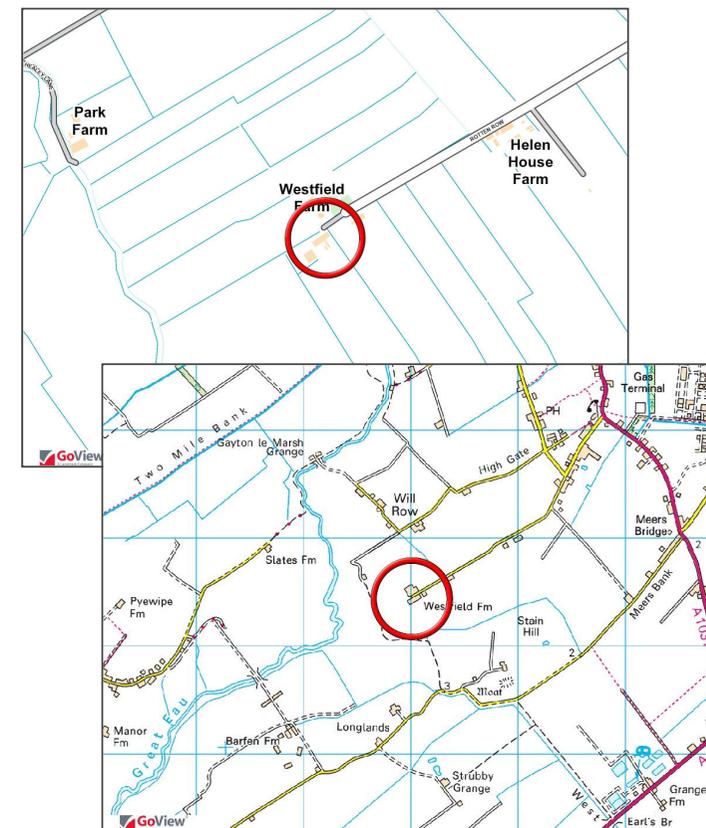
The sale will include a covenant restricting any further site development to create additional dwellings or for commercial use. This will not apply to the construction of outbuildings for ancillary use to the main dwelling, nor extensions to the new dwelling for residential use.

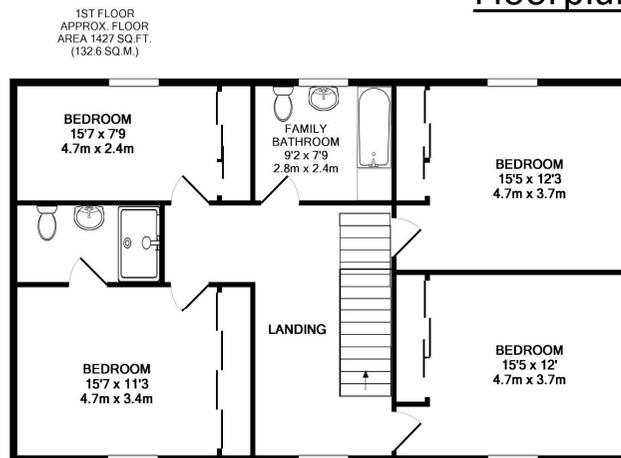
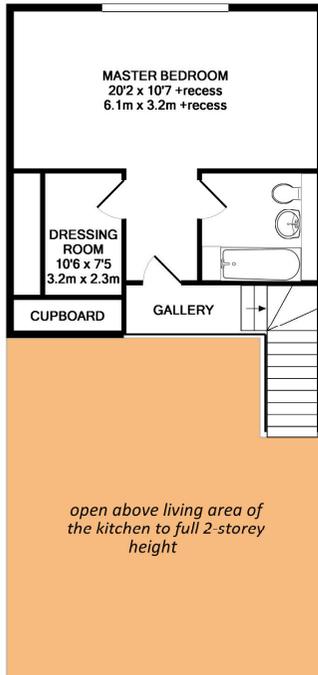
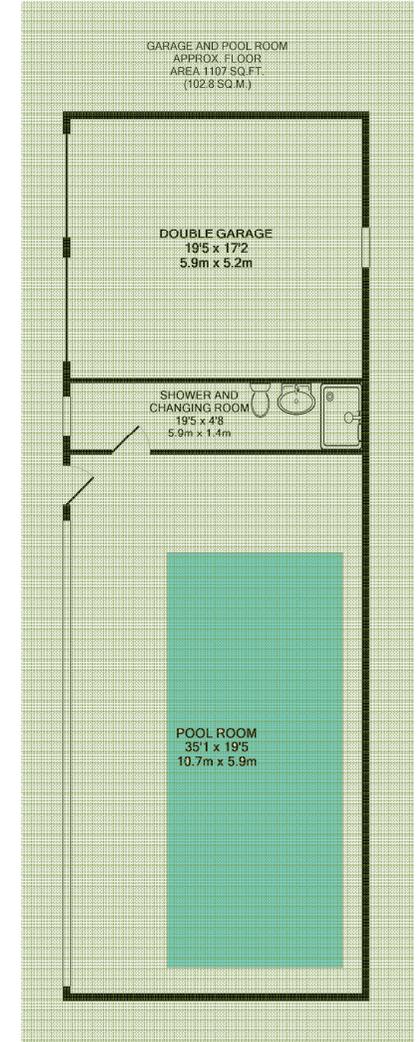
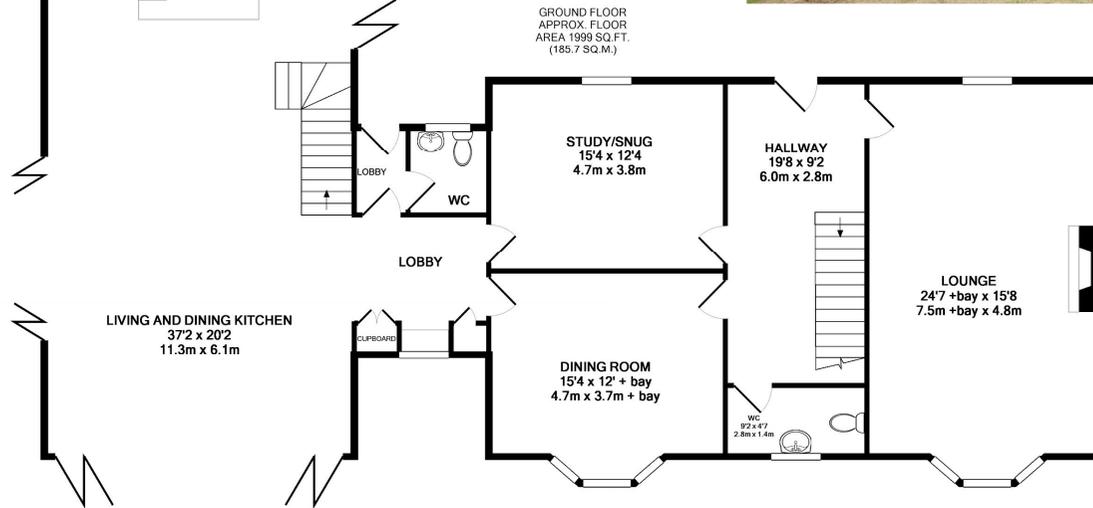
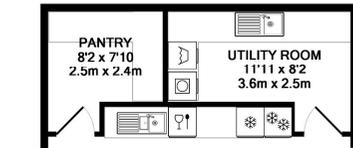
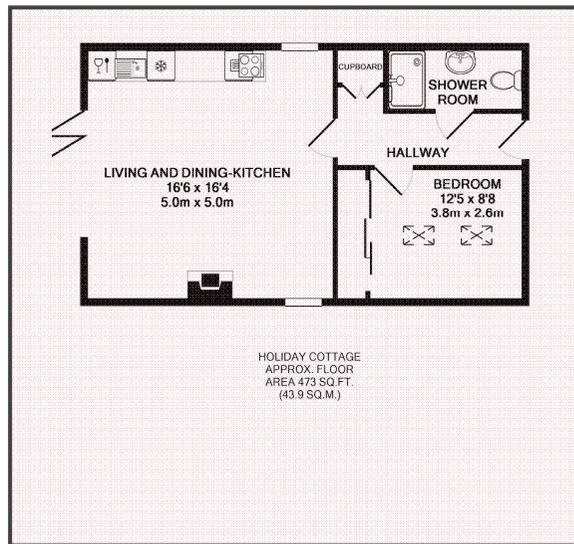
Viewing

Strictly by appointment through the selling Agent and **NB buyers are warned that they enter the site at their own risk and should not enter the existing farmhouse which is unstable.**

Important 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. Mains electricity and water are understood to be connected but please note that no utility searches have been carried out at this stage to verify. New drainage is required in accordance with the planning conditions.





Floorplans



House, Holiday Cottage, Garage and Pool Room

TOTAL APPROX. FLOOR AREA 5006 SQ.FT. (465.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, fixtures and all 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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