



M A S O N S
— SINCE 1850 —

DEVELOPMENT LAND, REAR OF HALF MOON PUB,
ALFORD

DEVELOPMENT LAND TO THE REAR OF HALF MOON PUB, ALFORD

Consented Residential Development Opportunity

Up to 9 Dwellings in the Heart of Alford

Benefitting from Planning Permission
with outline consent for 9no. dwellings

Prime Town Centre Residential Development Site

Established residential location

Close to amenities

Ideal for developers and investors

Location

What3words: [///twinkling.intensely.paddlers](https://www.what3words.com/#!/twinkling.intensely.paddlers)

The nearest postcode is LN13 9DG



AVAILABLE AS A WHOLE

£225,000

An attractive residential development opportunity located in the heart of the historic market town of Alford. The site benefits from planning consent for a comprehensive redevelopment scheme and we are offering for sale the development site with the ability to create 9no. new-build residential units.

The site extends to approximately 0.60 acres in total.



Aerial View of Proposed Development

Summary

Alford is a popular and sought-after Lincolnshire market town offering a wide range of amenities including independent shops, schools, healthcare facilities, cafés and recreational facilities. The site occupies a prominent position on West Street within easy walking distance of the town centre amenities.

Access

Access to the site is off West Street. The access is provided over third party land for which the property has an unencumbered at all times for all purposes access, however, no management company has been set up for this privately owned road and therefore there will need to be one implemented for all users for maintainance purposes.

Planning

East Lindsey District Council has granted a hybrid planning permission under application reference number N/003/01770/24 providing:

- Outline Planning Permission for the erection of 9 dwellings, with layout, scale, landscaping and appearance reserved for future approval. The plans retain one existing building formerly known as Rope Walk Lodge as an annexe to Plot 1.
- Full Planning Permission for the conversion of the existing hotel and restaurant buildings to create 4 residential dwellings. This has received a further planning consent (00099/26/FUL) for the change of use and conversion of ground floor of former public house, which is a listed building, to form a retail showroom on ground floor falling within Use Class E (a): Retail, with use of existing apartment and hotel bedrooms above to provide single unit owner occupier residential accommodation. **N.B.** this parcel is not available as part of this sale.

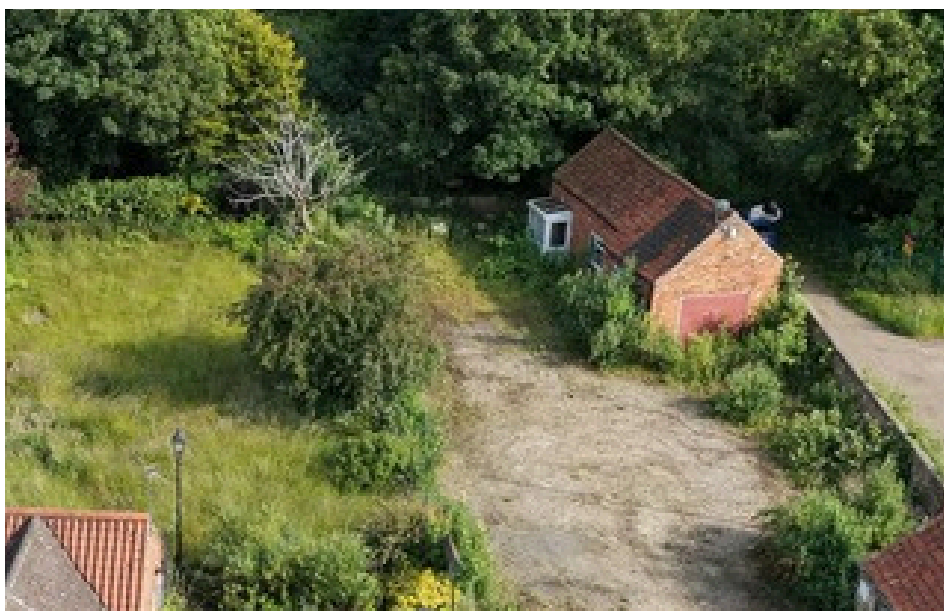


All matters relating to access, appearance, landscaping, layout and scale are reserved, presenting flexibility for a purchaser to tailor the scheme to their own requirements, subject to reserved matters approval.

Full details can be found at <https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZO8RZZAX946>

Planning Conditions

The permission is subject to a number of planning conditions, including matters relating to contamination, ecology, drainage, archaeology, biodiversity net gain, construction management and reserved matters approval. Interested parties should satisfy themselves as to the requirements and associated costs of complying with all planning conditions.





Demolition of Existing Buildings

The purchaser will be obligated to demolish any shared buildings that fall within the land for sale and in accordance with statutory and planning requirements. This will need to be done in liaison with the existing owner of the Half Moon Pub who is obligated to demolish any shared buildings that are situated on their land within 3 years of their purchase (being January 2026).

S106

S106 contributions are required under planning application N/003/01770/24. Based on 13 new residential unit's both the NHS and the Education Authority have requested contributions. A S106 agreement was recommended to secure a contribution to improve the bus stop adjacent to the site.

Given this is an outline application, the number of dwellings proposed could vary, along with the housing types. Therefore, the actual amount may vary. The required contribution will be secured in the relevant way as part of the Reserved Matters application.

Council Tax and Business Rates

The property is not recorded on the East Lindsey District Council website for council tax purposes but any residential occupation such as that for which permission has been granted would alter this position.

Services Connected

It is anticipated that the development will be connected to mains drainage, gas, electricity and water as available. Applicants should satisfy themselves as to the precise position and accessibility of these services.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.



Tenure

The land is offered for sale freehold with vacant possession on completion.

VAT

VAT is not anticipated to be chargeable in addition the agreed sale price.

Boundaries

The Purchaser(s) will be responsible for establishing a boundary treatment (tbc) to demarcate the new boundary to the north following demolition of the buildings and completion of the sale.

Sporting and Mineral Rights

These are included in the sale where they are owned.

Sales Pack

Further information, planning documentation and supporting reports are available upon request.



Viewing

Strictly by prior appointment through the selling agent.

Method of sale

The property is offered For Sale by Private Treaty.

Directions

From the centre of Alford in the market place, proceed west along West Street and the site can be found a short distance on the left hand side, as identified by the sale board.

General Information

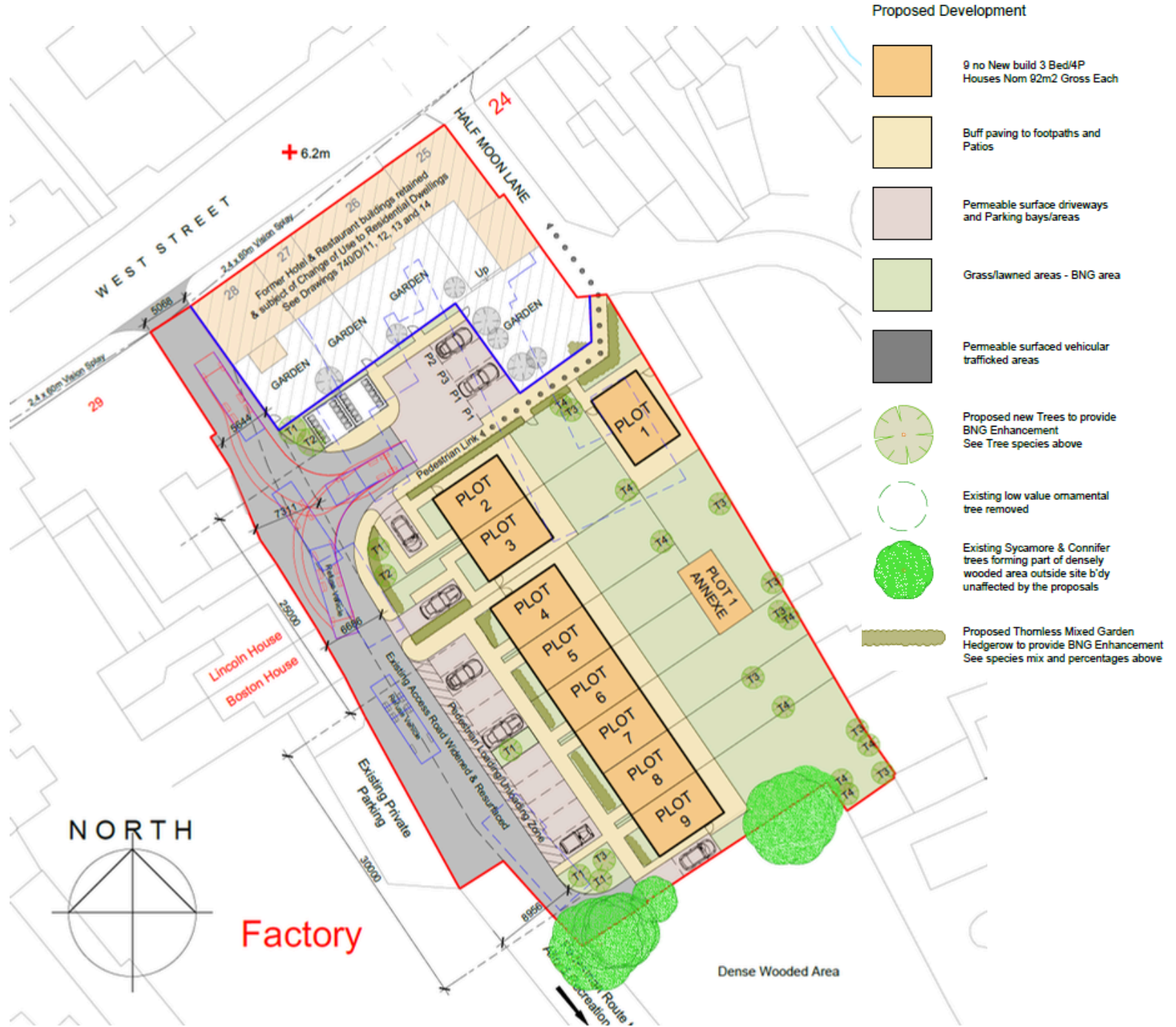
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

The marketing photos were taken in May 2026, and the particulars were prepared in June 2026.





INDICATIVE PROPOSED SITE LAYOUT



Alford

Traditional Market Town

Known as a charming traditional market town in the heart of the Lincolnshire Wolds, Alford is a picturesque and well-loved town offering a welcoming community atmosphere and a strong sense of local heritage. The town is best known for its historic market square and regular markets and events, which bring a lively and social feel throughout the year. A selection of cafés, traditional pubs, and independent shops provide everyday convenience alongside a relaxed rural lifestyle. For those seeking an active lifestyle, Alford is ideally positioned on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, offering immediate access to scenic countryside walks, bridleways, and rolling landscapes. The town also benefits from a range of local sports and leisure facilities, supporting an active and community-focused way of life.

Alford is well served by reputable local primary schooling, making it particularly appealing for families, with additional schooling options available in nearby towns. The area offers a strong sense of community while still providing access to wider amenities and services.

Just a short drive from the Lincolnshire coastline, residents can enjoy unspoilt beaches, nature reserves, and coastal walks to the east. For wider connectivity, nearby towns including Louth, Boston, and Lincoln provide further shopping, leisure, and employment opportunities, with Lincoln approximately 25 miles away and Grimsby around 20 miles to the north, ensuring good regional access while maintaining a peaceful market-town setting.



M A S O N S

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.