



FOR SALE

**PLANNING PERMISSION OBTAINED FOR CONSTRUCTION OF FORESTRY STORE INCLUDING
NEW ACCESS TO LEGBOURNE ROAD**

Copse & Pond, Legbourne Road, Louth, LN11 8LQ



**Sanderson
Weatherall**



Location

The property is situated on the south-western side of the B1200 Legbourne Road on the outskirts of the popular Lincolnshire market town of Louth.

The property is situated two miles to the south of the town centre adjacent to Hubbards Walk, a new housing development by Linden Homes and opposite Agarth House. Cyden Homes are also building close by Alexander Park. Also located close by is Louth Garden Centre and a used car dealership. The B1200 links up with the A157. Kenwick Park Golf Club is close by.

Louth is a popular and thriving market town in the East Lindsey district of Lincolnshire sitting alongside the A16. Grimsby is 16 miles to the north and Lincoln is 25 miles to the south west. Situated at the foot of the Lincolnshire Wolds the town has a population of around 20,000 people with a wider, mainly rural catchment area. Local attractions include St James Church, Hubbards Hills and Cadwell Park. The coastal towns of Cleethorpes and Mablethorpe are each within 30 minutes drive time. Louth hosts regular midweek and weekend markets.

Key Points

- Copse and Pond extending to approx. 534 sq m (0.13 acres)
- Planning permission obtained for construction of Forestry Store including new access to Legbourne Road
- Prominent main road location close to new residential developments and Louth Garden Centre
- Freehold: Price on application

Terms: The property is being offered for sale, freehold and with vacant possession. Price on application. In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

ADDITIONAL INFORMATION

Tenure: The property is Freehold

Local Authority: East Lindsey District Council

Rateable Value: N/A

EPC: N/A

Services: Prospective buyers are advised to make their own enquiries in respect of the availability of services to the site.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs

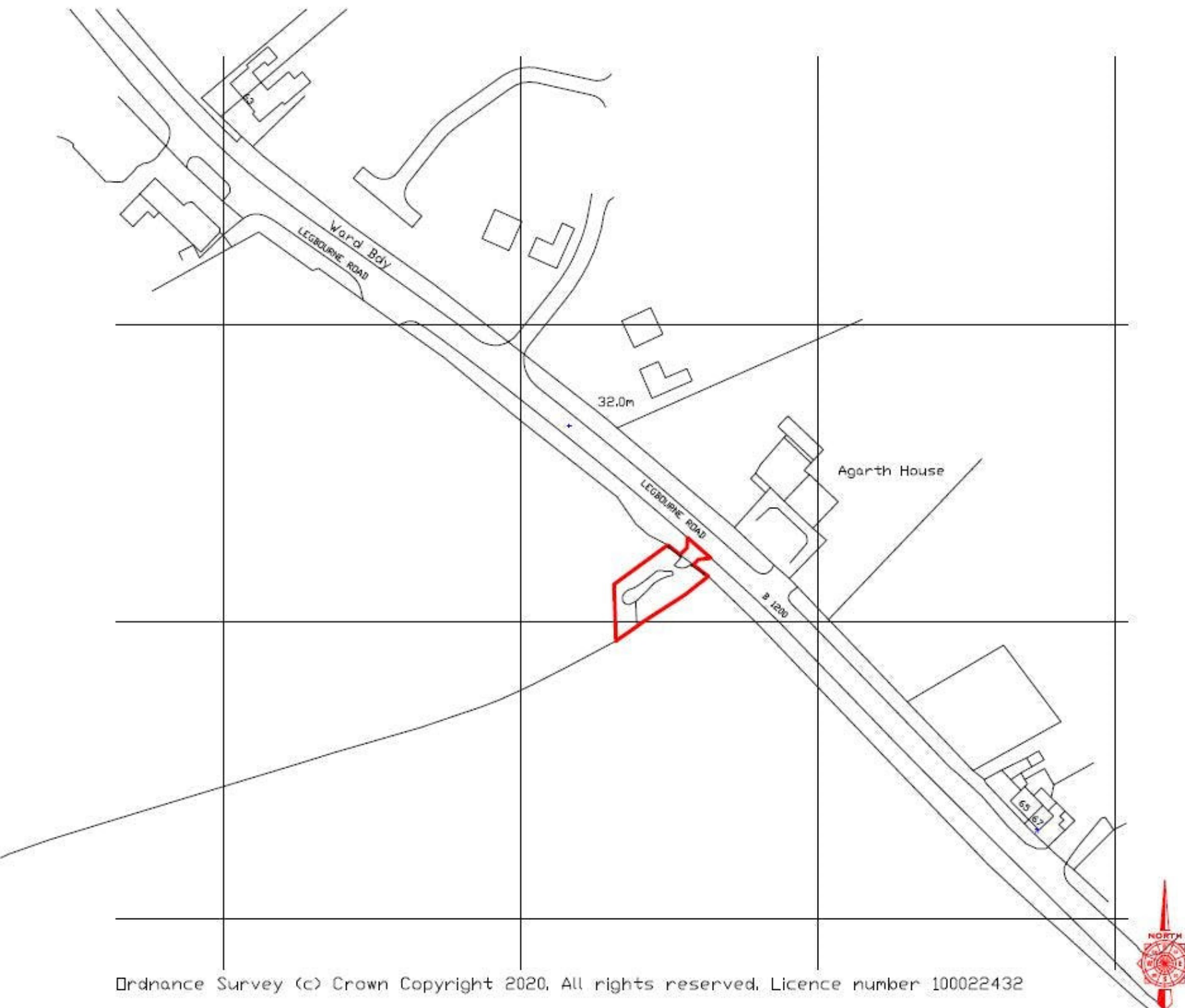
Description

The property comprises an irregular shaped piece of land comprising a copse and small pond. Full planning permission was granted on the 15 March 2021 for the erection of a Forestry Store and Shelter. The planning application reference is N/105/02367/20. The development permitted must commence prior to 14 March 2025. The application also included for a new access to be created on Legbourne Road. A copy of the Decision Notice and plans can be obtained from the agents or viewed on the Planning Portal:

https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=_EASTL_DCAPR_132356&activeTab=summary

Site Area

The site area is approximately 534 sq m (0.13 acres)



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Location Plan 1:1250

PLANNING

Planning and Building Regulations Design Consultants
 Architectural Technologists
 Local Authorities Planning Agent Group Member
 Local Authorities Building Control Partner Member
 Planning Portal Professional Status
 Landmark and Precept Member
 Planning Appeal Consultants

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CLIENT:

Mr M Pinder

ADDRESS:

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 NORTHAMPTON, NN7 2BE

CONTACT:

Mr M Pinder

SITE:

Legbourne Road
 Louth
 Lincolnshire, LN11 8LQ

SCHEME:

Proposed Forestry Store / Shelter
 with Associated Internal and External
 works.

DRAWING TITLE:

Location Plan

DATE:

December 2020

DRAWN:

david berious

SCALE:

1:1250

REV:

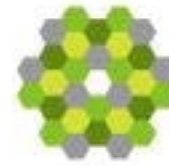
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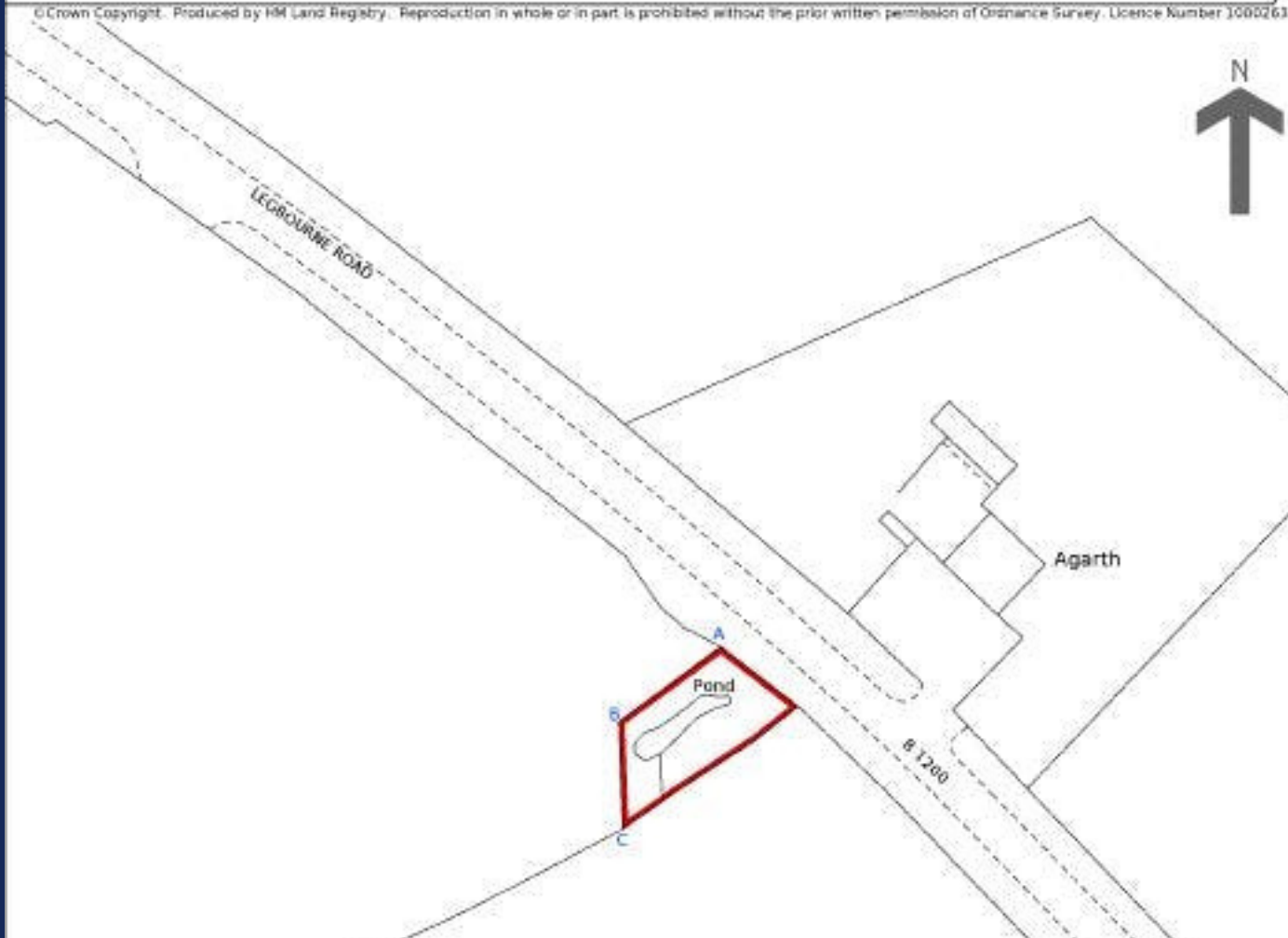
P/20/388/001

HM Land Registry Current title plan

Title number **LL280467**
Ordnance Survey map reference **TF3486SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : East Lindsey**



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Viewings

Viewings and Further
Information:

Viewings are strictly on an
accompanied basis, by prior
appointment, please contact the Sole
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**Sanderson
Weatherall**