



FOR SALE

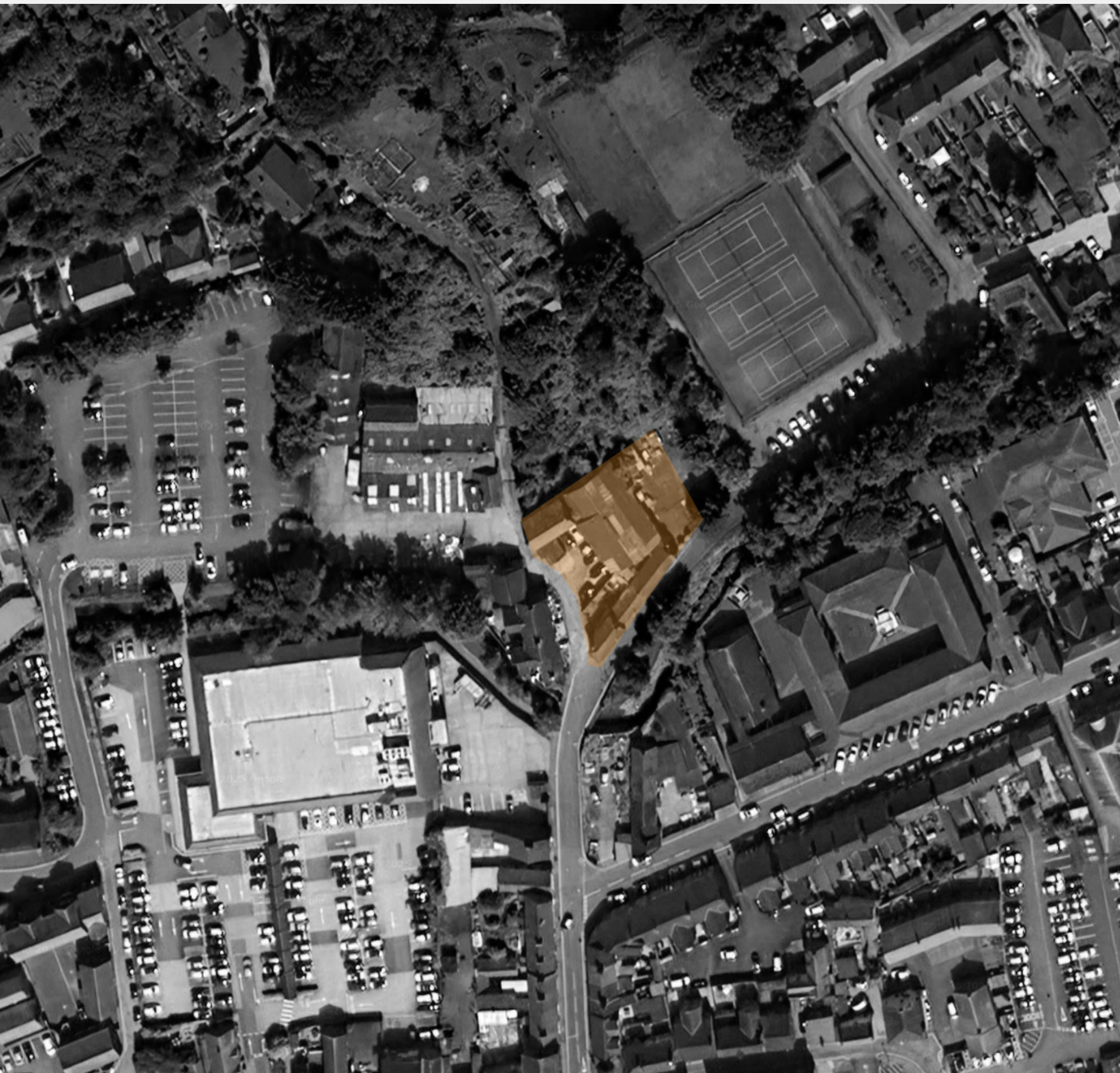
RESIDENTIAL DEVELOPMENT OPPORTUNITY

71 - 75 Charles Street and 18 Eve Street, Louth, LN11 0JL



Sanderson
Weatherall





Key Points

- Residential development opportunity
- Approx. 0.13 hectares (0.3 acres)
- Edge of town centre
- Close to local amenities
- Proposed scheme of seven houses with gardens
- Freehold

Location

The available property is situated at the junction of Charles Street and Eve Street adjacent to the town's conservation area. This is a mixed use area providing residential, commercial and leisure / community uses. There is further land nearby which is consented for residential development. The site is located close to the town centre and amenities including Co-op convenience store.

Louth is a popular Lincolnshire market town located at the foot of the Lincolnshire Wolds and sits adjacent to the A16 and is 16 miles to the south of Grimsby and 28 miles north east of Lincoln. The town has a population of just over 17,000 people with a wider, mainly rural, catchment area.

Description

The property provides a range of existing office and storage buildings of varying ages and constructions along with parking and yard space. A scheme has been prepared for the redevelopment and the regeneration of the site to provide seven new dwellings in two blocks providing a mix of three and four bedroom properties in a mix of two and two and half stories, each with private gardens and a car parking space. The proposed scheme is of a traditional nature to be sympathetic with the adjoining conservation area. The proposal is to provide a high quality new build residential development to regenerate the site.



Site Area

The site area has been calculated using Promap as follows:

0.13 hectares

0.3 acres

Price

The property is being sold freehold and with vacant possession at a guide price of £400,000. Offers will be considered on a subject to planning basis.

Local Authority

East Lindsey District Council

Planning

The proposed scheme has been presented to East Lindsey District Council in the form of a Pre-Application Enquiry. A copy of the Sketchbook Planning Statement prepared by LDC along with building survey and response from East Lindsey District Council can be made available to interested parties on request. East Lindsey District Council are supportive of the proposed development, but interested parties are recommended to review this with the local planning authority.

Services

We understand that all mains services are available for connection. Prospective purchasers are advised to satisfy themselves as to the availability of services with the statutory service providers and confirm costs of connection.

VAT

The price quoted is exclusive of VAT. As far as we are aware VAT is not applicable to this transaction.



Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

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.

Viewings and Further Information:

The site can be viewed from the highway without the need for a prior appointment. If access is required to the individual buildings this can be arranged by prior appointment by contacting the sole selling agent:

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