



# CHOICE PROPERTIES

*Estate Agents*

Plot 2 St. Marys Lane,  
Louth, LN11 0DT

Price £195,000



Choice Properties are delighted to offer this brilliant opportunity to purchase a building plot which has outline planning permission. The building plot is sized at 0.25 acres and is located in an idyllic spot on St Mary Lane situated in a desirable part of the thriving market town of Louth. With the ability to be purchased alongside an adjacent building plot and residence and with no onward chain, early viewing is highly advised as this opportunity is not to be missed.

The various price options are:-

£195,000 for Plot 2

£195,000 for Plot 1

£390,000 for both Plot 1 & Plot 2

£815,000 for the 32 St Mary's Lane Main Residence and the 2 building plots

### **Planning Permission**

Plot planning reference through East Lindsey District Council - Ref: N/105/01361/21

### **Plot Information**

The plot is approximately 0.25 acres and has outline planning permission for a dwelling. The plot will be accessible via the dead end road part of St Mary's Lane and its location is W3W///garden.riches.us. The adjacent plot will have right of way access over the plot 2. The mains services to the plots will be routed from St Marys Lane past the side of No. 32. A substantial block-built two storey double garage building stands in the northwest corner. The plot is also available to be purchased alongside the adjacent plot and property.

### **Location**

The plot is located on St Mary's Lane, a very desirable location found on the West side of the thriving town of Louth. The property is conveniently located on the edge of the town centre allowing all the town amenities to be easily accessible. Louth is located at the hearth of the Lincolnshire Wolds (AONB) but also benefits from being a short drive away from Lincolnshire's magnificent coastline which means there is an abundance of beautiful countryside in whatever direction that you turn.

### **Tenure**

Freehold.

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

### **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





# Directions

From our office, head East on Mercer row and continue onto Market place. Continue on Eastgate then turn left onto Northgate. Turn right onto Chequergate and then turn right onto Bridge Street. Continue onto Grimsby road and and then turn left onto St Marys Lane. Continue on St Marys lane and then turn right onto a signposted subsection of St Mary's Lane. Follow the road round the the right and the access to the plot can be found at the very end on your right hand side.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

