



CHOICE PROPERTIES

Estate Agents

Plot at 31 Edward Street,
Louth, LN11 9LA

Price £200,000



Choice Properties offer a rare and exciting opportunity to purchase a generous building plot of approx. 650 sq. metres, with outline planning permission granted for a single dwelling. Located in a highly desirable area within the thriving countryside town of Louth, the plot is situated in an ideal spot nestled between the beautiful park of Hubbard's Hills and the stunning town centre of Louth. The plot also boasts private parking which is a rarity this close to the town centre. Offering a fantastic prospect for self-builders or developers, this well-positioned plot is close to all of Louth's amenities whilst still being positioned in peaceful location. Early interest is strongly advised.

Planning Permission

Plot planning reference through East Lindsey District Council - Ref: N/105/00614/22

Location

The property is located on the ever popular Edward Street situated in the thriving market town of Louth. The plot is located towards the centre of Edward Street and is found adjacent to No. 31. The site is accessible to pedestrians from Edward Street and to vehicles from an access lane that serves the houses located on Edward Street and George Street and garden and vehicular access will remain from this access lane. Edward Street is located in a highly desirable position close to the centre of the market town of Louth and is within walking distance to all the amenities that it has to offer. It is also located stones throw away from the highly rated King Edward VI Grammar School, the peaceful park of Hubbard's Hills (an ideal place for dog walking), and the beautifully maintained Louth Golf Course (an 18 hole parkland course with undulating terrain). Louth is a thriving market town situated on the edge of the Lincolnshire Wolds (AONB) which provides breath-taking views and beautiful walks and is also only 10 miles from the award winning golden sandy beaches of the Lincolnshire Coast.

Tenure

Freehold.

Viewing Arrangements

By appointment through Choice Properties Louth on 01507 830077.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

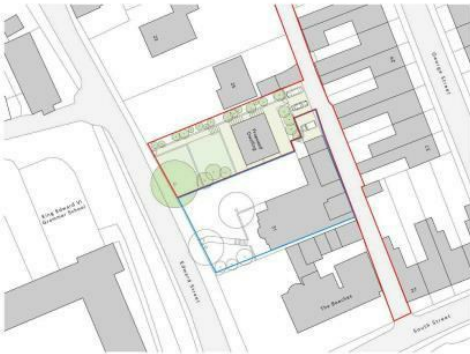
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.



Site address:
31 Edward Street
Louth
Lincolnshire
LN11 9LA



Location Plan
1:1250 @ A1



Site Plan
1:500 @ A1



Edward Street - Streetscene Elevation
1:200 @ A1

Directions

From St James' Church, Louth head South along Upgate until you reach the crossroads at the traffic lights then turn right onto South Street. Continue for 200m then turn right onto Edward Street. You will find the property a short way along this road on your right hand side.

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

