



Residential Development Land Access via Kenwick Gardens, Louth, Lincolnshire, LN11 8EZ

For Sale at £1,050,000

2.9 acre residential development land adjacent to Kenwick Gardens in a much sought after area of Louth, Lincolnshire.

With Outline Planning Permission approved for 12 homes (see over for details).



Enquiries: Telephone 01427 718032 | email info@ftplan.co.uk | See www.ftplan.co.uk

Land off Kenwick Gardens, Louth, Lincolnshire, LN11 8EZ

£1,050,000 | Enquiries: 01427 718 032 or info@ftplan.co.uk

Summary: We are pleased to present for sale a unique opportunity to acquire a residential development site in the popular and historic Market Town of Louth, Lincolnshire. Set within the stunning Lincolnshire Wolds AONB, Louth has a thriving town centre with a good range of independent and national retailers plus a regular traditional market. The town is ideally positioned within easy reach of the east coast, Grimsby (16 miles) and the City of Lincoln (23 miles).

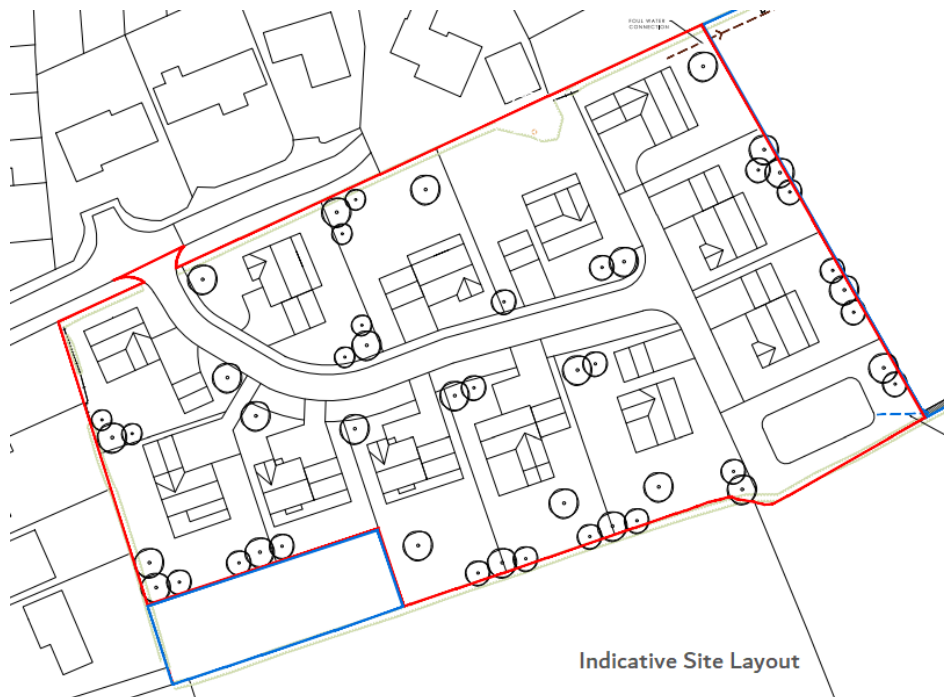
Site Description: The site comprises 1.16ha (2.87acres) of land with Outline Planning Permission approved for 12 residential dwellings with access to be served from Kenwick Gardens. A drainage connection into the site has been installed in readiness for the new development. The permission includes a s.106 agreement requiring £605 contribution per dwelling (NHS) plus an education contribution.

A large additional standalone plot is also available by separate negotiation.

Viewing: Strictly by appointment with Fytche-Taylor Planning on 01427 718032 or through either of our joint agents, Turner Evans Stevens Louth office on 01507 602264 or Mundys on 01522 556088.

Key Features

- Outline Planning Permission Granted September 2020 for 12 residential dwellings – East Lindsey District Council reference N/105/01569/19 applies. See www.e-lindsey.gov.uk
- Much sought after location on the outskirts of Louth, Lincolnshire
- Popular market town with a good range of amenities
- Walking distance to a range of local services
- S.106 agreement in place with contributions to Health & Education (Sch.4 & 6 of the agreement – copy available on request.



Indicative Site Layout



Disclaimer: Please note that every care has been taken to ensure that the information contained in these particulars is accurate, however they should be considered for guidance purposes only. Details of the planning permission should be fully reviewed by potential buyers. Fytche-Taylor Planning Ltd are a Private Limited Company, registered in England and Wales under Company Number 12027624. The Elms, Torksey Lock, Lincoln, LN1 2EH