

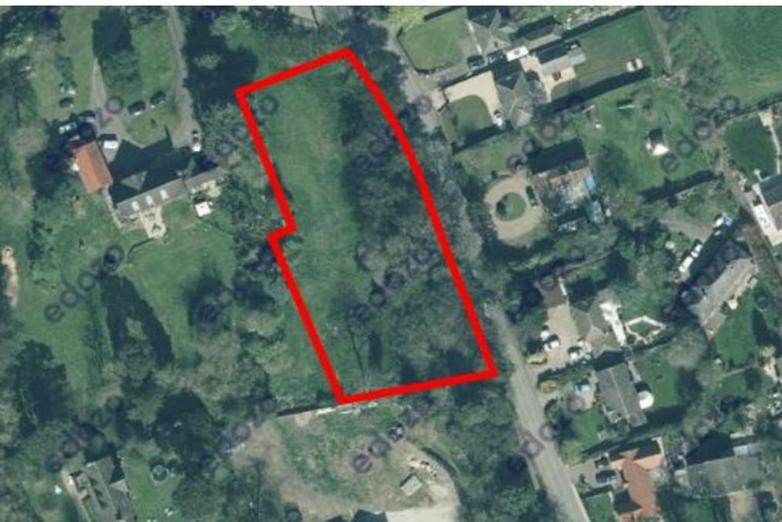


## Plot 1 Carlton Road

Manby, Louth, LN11 8UF

**Price £85,000**

We are delighted to offer for sale this exceptional development opportunity to acquire a building plot with Full Planning Consent for a detached five bedroomed three-storey house with garage, situated within the popular village of Manby near Louth and also convenient for the East Coast. The plot shares access from Carlton Road and there is also the opportunity to acquire the neighbouring building plots. Planning Consent was granted on 16th June 2023 by East Lindsey District Council, Planning Application Number: N/113/01855/22. The site accommodating the Plots 1 & 2 extends to circa. 0.5 acres and the entire site, including the adjacent plot (Plot 3) extends to approx. 0.85 acres. Plots 1 & 2 are available individual or combined. Further details upon request.



## Plot 1 Carlton Road, Manby, Louth, LN11 8UF



### DIRECTIONS

From Louth, proceed along the B1200 Legbourne Road out to the A157 Roundabout and take the first exit, follow the road to the Manby traffic lights/cross-roads and turn right into Carlton Road. The plots are located approximately 500 metres along Carlton Road and adjacent to Manby House.

### LOCATION

Carlton Road is located within the popular, rural village of Manby, located five miles from the thriving town of Louth. Facilities in the area include a Primary School, Post Office/Village Store, Restaurant and Churches. Louth offers an excellent range of local amenities including Cafes, Restaurants, Primary and Secondary Education including the well-reputed King Edward VI Grammar School.

### DESCRIPTION

We are delighted to offer for sale this exceptional development opportunity to acquire a building plot with Full Planning Consent for a detached five bedroomed three-storey house with garage, situated within the popular village of Manby near Louth and also convenient for the East Coast. The plot shares access from Carlton Road and there is also the opportunity to acquire the neighbouring building plots. Planning Consent was granted on 16th June 2023 by East Lindsey District Council, Planning Application Number: N/113/01855/22.





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#### SERVICES

All mains services are understood to be available within Carlton Road.

EPC Rating - Not applicable.

#### TENURE

The plot is available on a Freehold basis and is likely to be of interest to local Developers or Self-Builders.

#### NOTE

The site location plan within this marketing is for illustration purposes only.

#### VIEWINGS

By prior appointment through Mundys.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

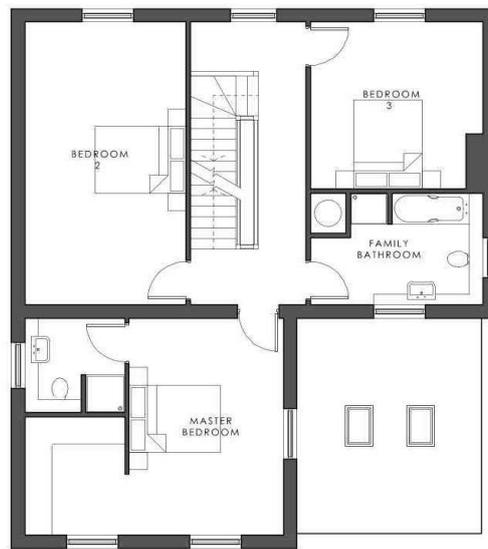
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

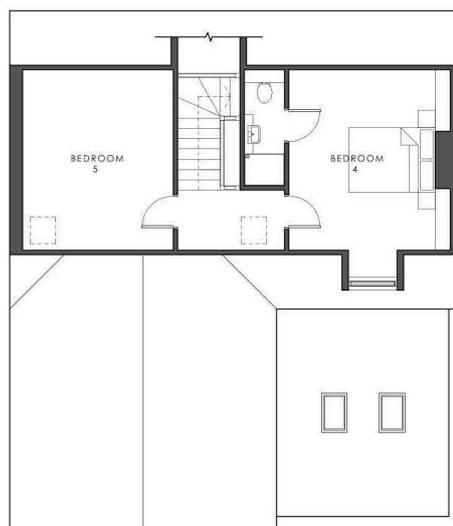
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

29-30 Silver Street  
 Lincoln  
 LN2 1AS  
 commercial@mundys.net  
 01522 556088

22 Queen Street  
 Market Rasen  
 LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

