

7.72 Acres Land with Planning Permission

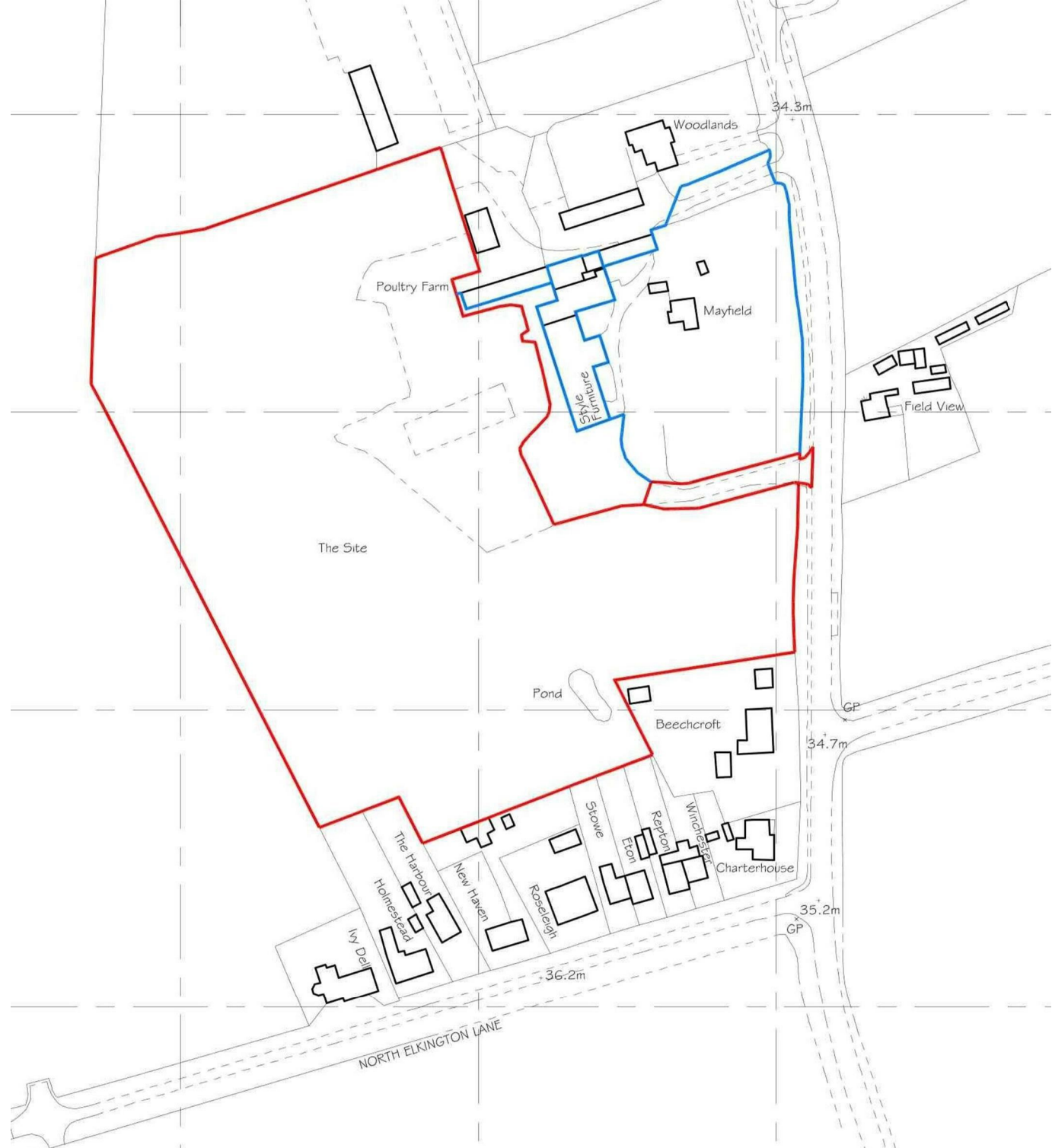
Main Road | Fotherby
Louth | LN11 0TD

Offers in the Region of £45,000 Per Annum

Nestled in the charming and popular village of Fotherby, this rare opportunity offers 7.72 acres of Land with the benefit of Planning Permission being granted for the siting of 18no. caravan/lodges (for holiday purposes).

The land is ideally situated, providing a tranquil escape while still being conveniently close to local amenities and transport links. Fotherby is known for its friendly community and scenic landscapes, making it an attractive location.

- FREEHOLD ALSO AVAILABLE
- ELDC Planning Application Number: N/052/02126/21
- Rarely available land with Planning Permission for Tourism Enterprise
- Full Permission granted for the siting of 18no. caravans/lodges
- Sought after Lincolnshire village location - close proximity to Louth



Location

Fotherby is a sought after village located at the foot of the Lincolnshire Wolds and in close proximity to the popular town of Louth. Being a market town, Louth boasts a wide range of amenities including, pubs, shops, leisure centre, as well as schools, doctors and dentists. The village itself sits just east of the A16 road, 13 miles (21 km) east from Market Rasen, and 10 miles (16 km) south from Cleethorpes.

FREEHOLD ALSO AVAILABLE

Description

PGM&Co are pleased to offer a unique opportunity to purchase 7.72 Acres of Land with Planning Permission for the siting of 18no. caravan/lodges (for holiday purpose only).

The site is located on the edge of the popular Lincolnshire village of Fotherby, with access of Main Road.

Planning

The land, most recently in agricultural use, is being sold with the benefit of Full Planning Permission, reference number: N/052/02126/21 (East Lindsey District Council dated 01/01/2024). The Permission has been granted for siting of 18no. static caravan/lodges (for holiday purposes only), with timber decked areas and parking for two cars.

The lodges/caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

The development shall be carried out in accordance with the Planning Permission



to include approved drawings (per the planning information) as published for identification purposes in these Particulars of Sale.

Full Planning details are available from the Selling Agent.

Access

The purchaser will be responsible for the construction of the internal access roads in the development.

Rights of Way

PLEASE NOTE

There is a third party right of way, with or without vehicles, over the land identified as 'gravel vehicular access' and 'gravel car park' (shaded brown on the enclosed plan). In addition the third party has a right to park vehicles of any description at any time up on the car park ('gravel car park' shaded brown on the enclosed plan).

The existing access and car park are included in the sale of the subject property.

Wayleaves, Easements

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

The purchaser will further be responsible for construction of site boundaries.

Overage

The property is offered for sale subject to a Development Overage Clause - placed on the area of land to the east of the site, being 50m from the boundary adjoining the highway to the east (hatched yellow for identification purposed only on the enclosed plan).

This stipulates an Overage payable of 25% of any uplift in value for a period of 50 years, on grant of a Planning Permission, other than that already granted under reference number: N/052/02126/21, as referred to in these Particulars of Sale.

Services

Mains services, including mains drainage, are believed to be in close proximity to the property.

Prospective purchasers should make their own enquiries in this regard.

Community Infrastructure Levy

The purchaser shall be liable for the Community Infrastructure Levy (where applicable).

Plans

The plans as published are for identification purposes ONLY and are Not to Scale.

Buyer Identity Check

Prospective purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

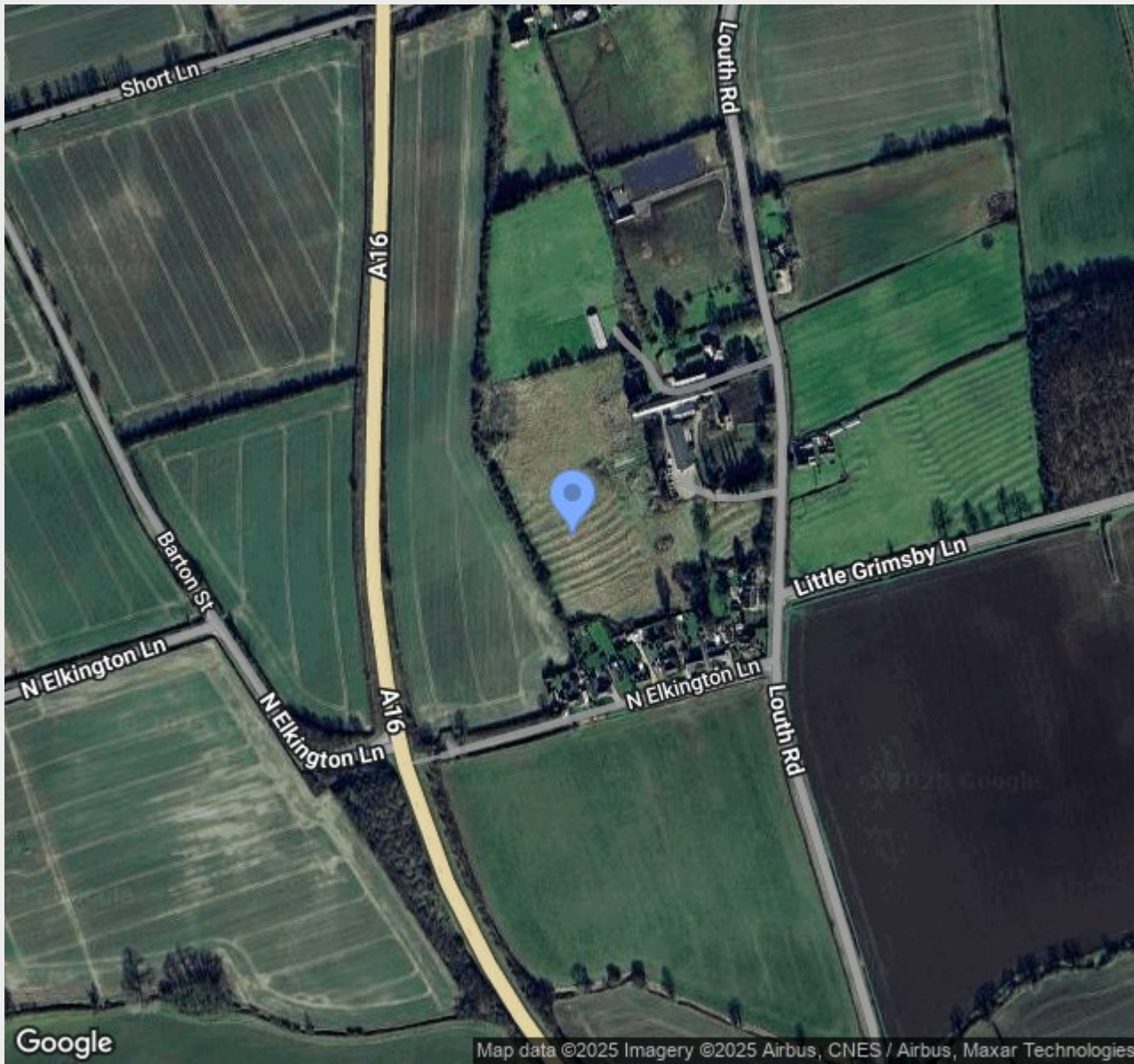
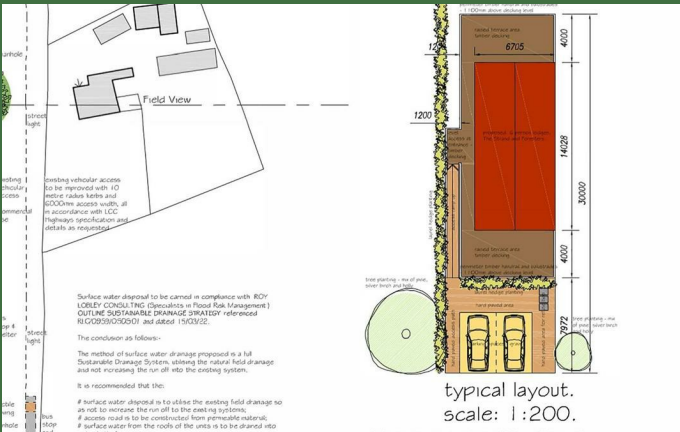
Interested parties are permitted to view the property on foot, during daylight hours with a set of particulars to hand.



protect the trees. No trees or hedgerows shall be removed from the

Maintenance during the first five years of establishment to include:- removing weeds within the landscaped areas, re-mulching as necessary, checking and adjusting or removing tree ties as necessary, watering to be carried out at two week intervals for

is first given by the Local Planning Authority. Roots exposed over 25mm in diameter should be carefully retained undamaged and protected, i.e. from unnecessary damage and drying out. All



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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.