



Lodge Type A - Foresters 7 number  
 Lodge Type B - The Strand 11 number

Suggested tree planting  
 Tree Type A proposed Scots Pine (*Pinus sylvestris*)  
 Tree Type B proposed Silver Birch (*Betula pendula* Fastigiat)  
 Tree Type C proposed Holly (*Ilex aquifolium*)

Trees - all standard trees 8-10m girth, 2750-3000mm high with 1600mm clear stem, pot size 35 - 65 litres  
 All planting to be carried out within the first planting season following the completion or occupation of the caravans (whichever comes first). Any dead or diseased plants, trees or shrubs should be removed and replaced within the first five years following completion.

Laurel Cherry (*Prunus laurocerasus* rotundifolia)  
 All plants to be 40 - 60cm 1+1 edges and 2 litre container grown.  
 All plants should be protected by 600mm spiral guards and supported by 900mm bamboo canes. Planting should be in two staggered rows, 450cm apart and each plant at 30cm intervals

LANDSCAPING:  
 Trees to be adequately supported by two stakes and crossbar with rubber blocks and bolt ties. Provide mulch of composted woodchip (minimum depth 75mm) around each and every tree to a minimum radii of 1000mm from the trunk.

Areas to be landscaped to be fully prepared and cultivated prior to planting. Remove all debris, building materials and the like, remove all weeds and rubbish the area thoroughly, import topsoil (to comply with BS 3882) and rotavate into the area along with suitable nutrients as necessary.

Trees to be maintained during the first year of establishment. Any losses or failure to be replaced within a five year period following the date of planting. Plants to be staked for a minimum period of five years to include replacement if necessary to ensure satisfactory establishment.

All plants shall be in accordance with BS 4422 Code of

A wooden stake (1200mm, 100mm dia) is to be placed into the pit, not through the rootball at 45 degree angle. The trunk is to be secured to the stake with a plastic buckle to be with a rubber spacer. The newly planted trees to be watered slowly to moisten the root ball thoroughly.

Surface water disposal to be carried in compliance with ROY LOBLEY CONSULTING (Specialists in Flood Risk Management) OUTLINE SUSTAINABLE DRAINAGE STRATEGY referenced N100293030501 and dated 15/03/22.  
 The conclusion is as follows:-  
 The method of surface water drainage proposed is a full Sustainable Drainage System, utilising the natural field drainage and not increasing the run off into the existing system.  
 It is recommended that the:  
 # surface water disposal is to utilise the existing field drainage so as not to increase the run off to the existing systems;  
 # access road is to be constructed from permeable materials;  
 # surface water from the roofs of the units is to be drained into water butts for reuse;  
 # water butts are to have an overflow and discharge onto the ground to infiltrate into the subsoil;  
 # local watercourses are to be cleaned out and fully maintained.  
 The above will ensure that flood risk is not increased.  
 The site is not shown to be at risk of fluvial flooding on the EA maps.

GP LANDSCAPING continued:  
 The Protective Fence shall be erected prior to any work starting on site. The fence shall be erected in accordance with any conditions relating to the planning permission. The fence shall not be removed until all work on the site has been completed. No chemicals or fuel shall be allowed to seep into the protected area. Failure to protect identified trees may result in enforcement action and prosecution.  
 No works, i.e. levelling, storage, excavation, etc. will be permitted between the dip line and line of protection.  
 Ensure adequate care and protection are exercised to prevent root damage to existing trees, especially from soil compaction. The roots can often extend up to two and a half times the canopy spread. Most of the root system is a fibrous mat which is easily damaged. Large structural roots occur within 3000mm of the trunk. The depth of rooting is dictated by the presence of oxygen and moisture. The top 600mm is the most active root area. The contractor to take due account of the above when developing the

Land with Planning Permission, Main Road  
 Fotherby | Louth | LN11 0TD  
 Offers In The Region Of £695,000



Perkins George Mawer & Co.  
 Chartered Valuation Surveyors & Estate Agents.  
 Agricultural & Fine Art Auctioneers.



# Land with Planning Permission

Main Road | Fotherby

Louth | LN11 0TD

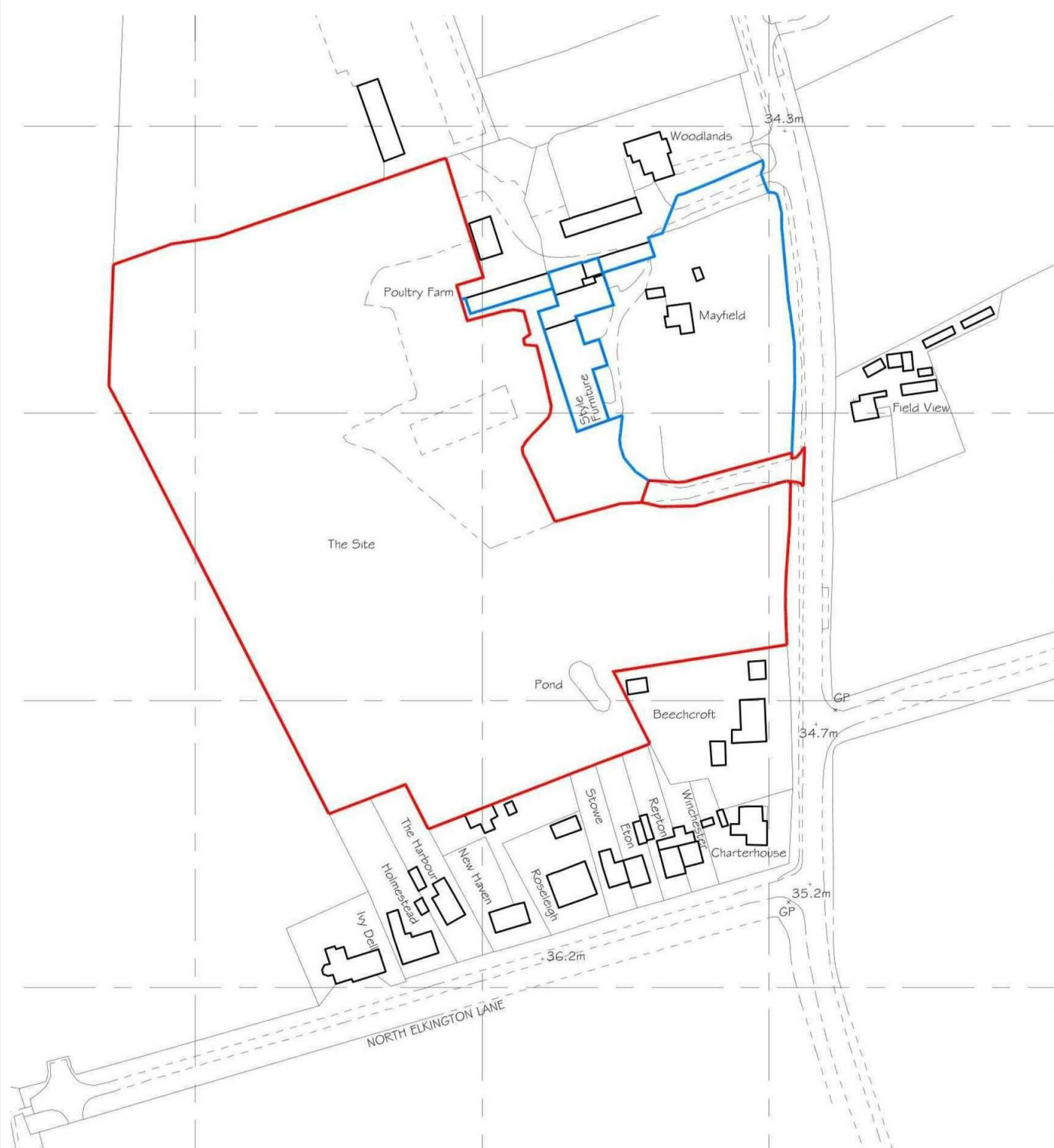
Offers In The Region Of £695,000

Rarely available opportunity to purchase Land with Planning Permission for the siting of 18no. caravan/lodges in popular Lincolnshire village of Fotherby.

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

## 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.



## 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.

## 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.

## 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.

## Boundaries and Access

The purchaser will be responsible for the construction of the internal access roads in the development. The existing access and car park (shaded brown on the enclosed plan) is included in the sale of the subject property.

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

## 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.



used images of The Strand





