



## 0.36 Acre Land with Planning Permission

Inghams Road | Tetney | Louth | DN36 5LW

Guide Price £270,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 0.36 Acre Land with Planning Permission

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An opportunity to purchase 0.36 Acre (sts) of Land off Inghams Road, Tetney with the benefit of Outline Planning Permission for 3 plots, being 2 no. two storey detached properties and 1 no. detached bungalow.

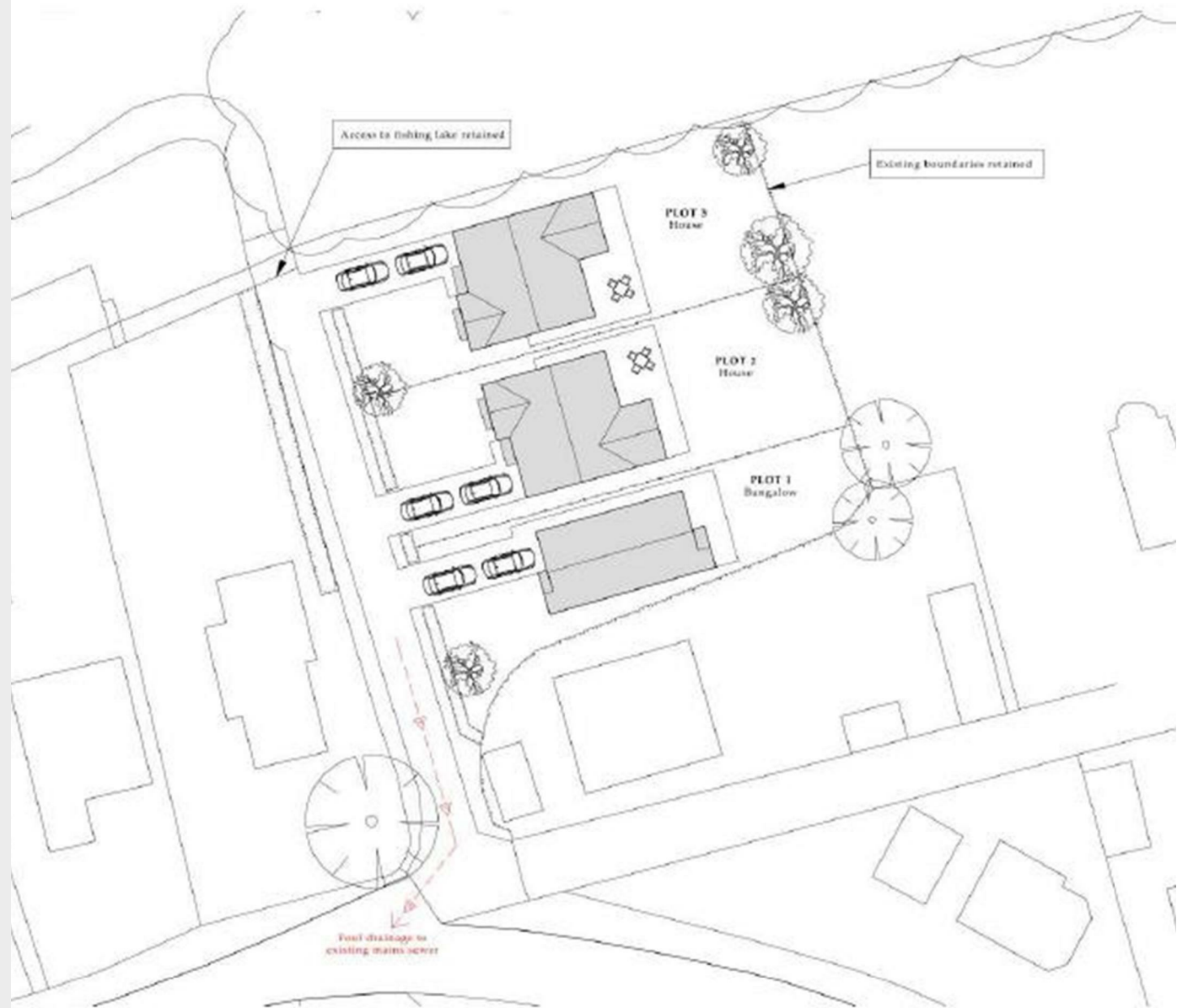
Outline Planning Permission was granted on 1st June 2023, details can be found on East Lindsey District Council planning portal - Ref: N/178/00765/23. (All other matters are reserved for a future application.)

The site currently comprises a group of redundant agricultural buildings (which will need to be demolished) varying in size and materials. Access will be provided via a track along the western side of the site and will remain in third party ownership. (Hatched brown on the enclosed plan).

## Location

Tetney is rural Lincolnshire village located on the A1031 Cleethorpes to Mablethorpe road, approximately 6 miles south of Grimsby and 8 miles north of Louth. The village includes the hamlet of Tetney Lock.

The site is easily accessible, close to the coast and lies within a popular residential location, benefitting from a wide range of amenities including a primary school, public house, various shops, and a golf club.



### Description

PGM&Co are pleased to offer 0.36 Acre (0.15 hectare) (subject to survey) of Land with Outline Planning Permission for the erection of 3no. detached dwellings, to include one bungalow and 2 x two storey properties.

The site currently houses agricultural buildings which are to be demolished as part of the Planning.

All other matters are reserved for future application.

### Services

Mains services 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).

### Bounadaries/Access

Access to the site is shown hatched brown on the attached plan (for identification purposes only). The access track is to remain in Third Party ownership, and a Right of Access will be granted in favour of the eventual purchaser of the property.

The track also provides access to the fishing lakes and residential dwelling to the rear of the subject property described in these Particulars.

The south and east boundaries are currently defined by conifer hedges (approximately 2m high). A dyke runs along the northern boundary and there are a number of mature trees screening the fishing lake.

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

### 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.

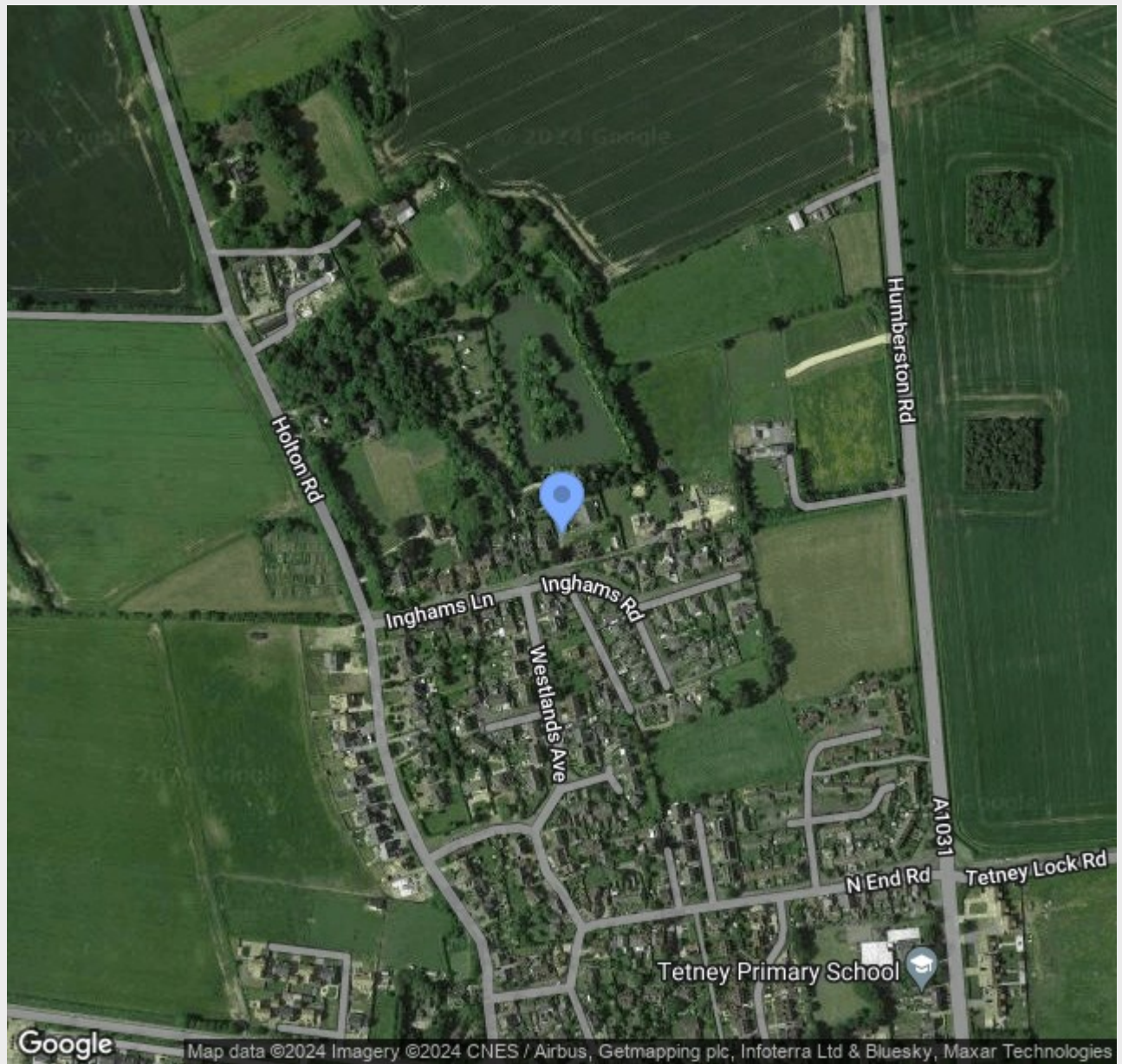
### Viewing

By Appointment only through the Selling Agent.

### Selling Agent

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Rasen, Lincolnshire LN8 3EH  
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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.