



Land to the rear of Wheelwrights Cottage,  
Manby Middlegate  
Grimoldby, Louth, Lincolnshire, LN11 8ST

£320,000

## 3 Bedroom Plot

- Freehold
- Approx. Just over 1 acre STS
- Freehold land for sale
- Residential Development potential
- Planning Permission Expired 2024
- Seeking subject to planning offer's
- Mature site behind existing homes
- Expired plans showed 4 new homes



## Overview

Residential Development Opportunity – Subject to planning permission – Set upon an approx. Just over 1-acre mature plot (subject to survey) and situated within this popular Lincolnshire village.

The freehold land for sale, previously had planning permission granted for 4 dwellings and garages, including a garage to be erected for the Wheelwrights Cottage at the front of the site, with access to the side of this property creating a new private drive to the proposed new homes. Planning permission was initially granted September 2020 for 4 years, expiring September 2024. Full details of the expired planning permission can be found on the East Lindsey District website, planning ref: N/067/01139/20. <https://www.e-lindsey.gov.uk/applications>

### Proposal

The land is being offered for sale with the opportunity to purchase conditional upon a successful planning application being submitted. The proposed new planning application will be at the expense of the prospective purchaser. The sellers are willing to enter into a conditional agreement for clarity and peace of mind.



The original permission granted 4 dwellings on the site, the sellers are willing to consider a greater number of dwellings to be granted with a negotiation on the uplift in dwellings.

All interested parties should submit their proposals in writing to [grimsby@pygott-crone.com](mailto:grimsby@pygott-crone.com) FAO Lewis Brooks, outlining full details and conditions of their offer, finances and timescales.

#### Rights of Way

The plots are sold subject to and with benefit of all existing wayleaves, easements and rights of way. There is currently a footpath along the length of the eastern boundary. The expired permission condition stated a boundary wall, or fence may be erected in front of the path up to 1.2 metres in height. A right of way will be retained for the freeholder of Wheelwrights Cottage to access the new private drive/road to their garage or gardens, with a new garage, specification to be agreed, to be built by the purchaser for the current owners, replacing the garage to be demolished by the new private road. The purchaser will be responsible for the erection of any new boundary fences.

#### Services



The purchaser is to satisfy themselves as to the locations and accessibility of the nearby services and they will be required to make their own connections. The availability of services has not been checked by Pygott & Crone.

#### Tenure

The site is offered for sale Freehold with vacant possession upon completion and is for sale via private treaty.

#### Legal costs

Each party will be responsible for their own legal and professional costs incurred in this transaction.

#### Site Access

Access to the site is strictly by appointment only and arranged via Pygott & Crone.

#### Agents Note

Plans within these details are taken from the expired planning permission, expiring in 2024, and are for identification purposes only, are not to scale and have not been measured by Pygott & Crone. All purchasers should satisfy themselves for knowledge of boundaries. Maps within these details are not to scale and are for identification purposes only.





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## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Dave Jolley**  
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Land to the rear of Wheelwrights Cottage, Manby Middlegate, Grimoldby  
is on the market with our Grimsby branch

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22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960