



/ SOUTH ELEVATION



/ NORTH ELEVATION

Building Plot 2 Chapel Lane

Donington-on-Bain, LN11 9TN

M A S O N S

SINCE 1850





A unique development opportunity in a popular Lincolnshire Wolds village to acquire a building plot benefitting from full Planning Permission for the erection of a detached 3 bed home. Positioned in a superb, position close to the church on a generous plot of around 0.23 acres (sts) and accessed off a quiet lane.

Description

This plot now has the benefit of full planning permission for a detached 3 bedroom dwelling as indicated on the attached plans. With five-bar timber gate giving access from Chapel Lane into the large flat and level plot, currently laid to grass with hedged boundaries. The plot is of a generous size, measuring approximately 0.23 acres (subject to survey) accommodating the proposed dwelling very well.

Planning details for the plot (Ref; N/042/01395/23) can be reviewed online which was granted on 18th September 2023. The relevant plans can be found on the East Lindsey Council's website: <https://www.e-lindsey.gov.uk/applications> and are available from the selling agent on request by e-mail. The proposed layout is shown on the indicated plans and applicants should carefully consider the planning decision notice in full, the approved plans, conditions and requirements. An Archaeological Evaluation Report and Heritage Impact Statement has been completed and is available to download from the planning portal.

The Proposed House

An attractive dormer house design with double fronted façade and central canopy. The spacious design has modern living in mind with open plan rooms and large windows. It is suggested the house will be built with traditional facing brick and pan tiled roof.

The property will be well positioned in the plot having driveway to the right with ample garden space all round with an attractive west facing patio and main garden.

internally the accommodation has a central hall with staircase leading to first floor. To the left is the lounge with patio doors to garden and to the right a spacious study and cloaks/wc. At the rear the large kitchen living dining area over looks the garden with utility off and separate rear door. To the first floor off the landing are 3 double bedrooms, with the rear master having en suite shower room and all 3 having dormer windows. A family bathroom completes the accommodation.



Donington-on-Bain

Where the Viking Way Meets
Village Life

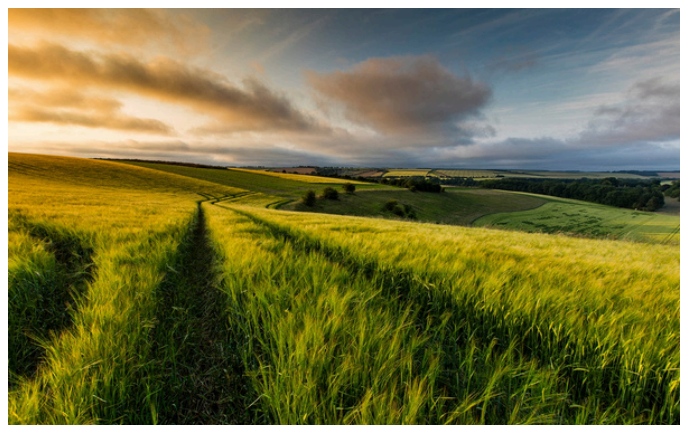
Donington-on-Bain is one of the best villages in the Wolds for its range of amenities alongside those provided by the award-winning Post & Pantry. These include another convenience store, the Black Horse pub with food and accommodation, a mobile library service, and a popular mobile fish and chip van. The village also features a multi-use games area, tennis courts, playing fields, and a children's play area.

The Viking Way passes through the village, offering a scenic route for walkers and cyclists stretching 149 miles through the countryside. The village hall hosts a variety of events, including craft fairs, Pilates, yoga, and card nights.

The village is served by a primary school and a bus service to secondary and grammar schools in the area. At the heart of the village, the Grade II Listed St. Andrew's Church, dating back to the late 12th century, adds historical charm to this vibrant community.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Viewing

Viewing during daylight hours by prior appointment is permitted unaccompanied.
Please contact our office for further details.

Access and maintenance

The site is accessed from the public highway

Services Connected

The purchaser is to satisfy themselves as to the exact position and accessibility of nearby mains services and will be required to make their own connections. It is believed mains water, electricity and drainage are located nearby.

Tenure

The site is offered for sale freehold with vacant possession upon completion.

Wayleaves, Easements, Covenants, Conditions and Rights of Way

The plot is sold subject to and with benefit of all existing wayleaves, easements and rights of way, whether mentioned in these particulars or not.

VAT

It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Directions

Proceed away from Louth along Westgate and to the roundabout on the bypass, then carry straight on and at the South Elkington fork, bear left. Follow the A631 to Welton-le-Wold and after passing the garage on the left, take the next left turn along the Bluestone Heath Road. At the first crossroads turn right towards Donington-on-Bain, follow the lane and eventually at the T-junction, turn left towards the village. Continue past the Church and turn right down Chapel Lane and the entrance to the plot will be found shortly on the right hand side. For access on foot please use the entrance to the plots off Main Road near the school entrance.

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sales stage against the sale contract plans. Site dimensions have been measured to apparent boundaries on site and should be verified against the contract plans when these have been completed.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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