



3-5 Eastgate

Louth

M A S O N S

SINCE 1850

3-5 Eastgate

Louth
LN11 9NB



Prime Town Centre Location

Confirmed Permitted Development Rights for
Two Dwellings

No Prior Approval Required

No onward chain

Development Opportunity

Currently arranged as office
accommodation

Opportunity to create well-located town
centre dwellings

An attractive and well-located town centre property comprising office accommodation at 3–5 Eastgate, Louth, offering an excellent opportunity for an existing business to move straight in, or a development opportunity for conversion and investment within the heart of this popular Lincolnshire market town.

The property benefits from confirmed permitted development rights, with East Lindsey District Council confirming that prior approval is not required for the change of use from commercial (Class E) to residential (Class C3). This provides a streamlined route to redevelopment, significantly reducing planning risk and timescales.

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Situated within the established Eastgate frontage, in the heart of the conservation area of Louth, the building enjoys immediate access to local amenities, independent retailers, and transport links, making it an ideal location for residential occupation.

The property is currently arranged as office accommodation and has historically provided flexible commercial work space. Purchasers have the opportunity to retain the premises for office use, investment or owner occupation or to implement the approved conversion scheme, offering scope to create well-located town centre dwellings, capitalising on strong local demand for residential accommodation.







Dwelling One

Planning

The Decision notice reference number is 00072/26/ACD and details can be found at <https://publicaccess.e-lindsey.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

The planning confirms that key considerations—including transport, contamination, flood risk, noise impact, and natural light provision—have been addressed as part of the application process, further underpinning the site's suitability for redevelopment.

The development must be commenced within three years of the approval date (13 April 2026), providing a clear timeframe for delivery.

Alternatively the ground floor accommodation may be converted into a retail space subject to the necessary consents.



Accommodation

The approved scheme allows for the conversion of the existing office accommodation into two residential dwellings.

Dwelling One

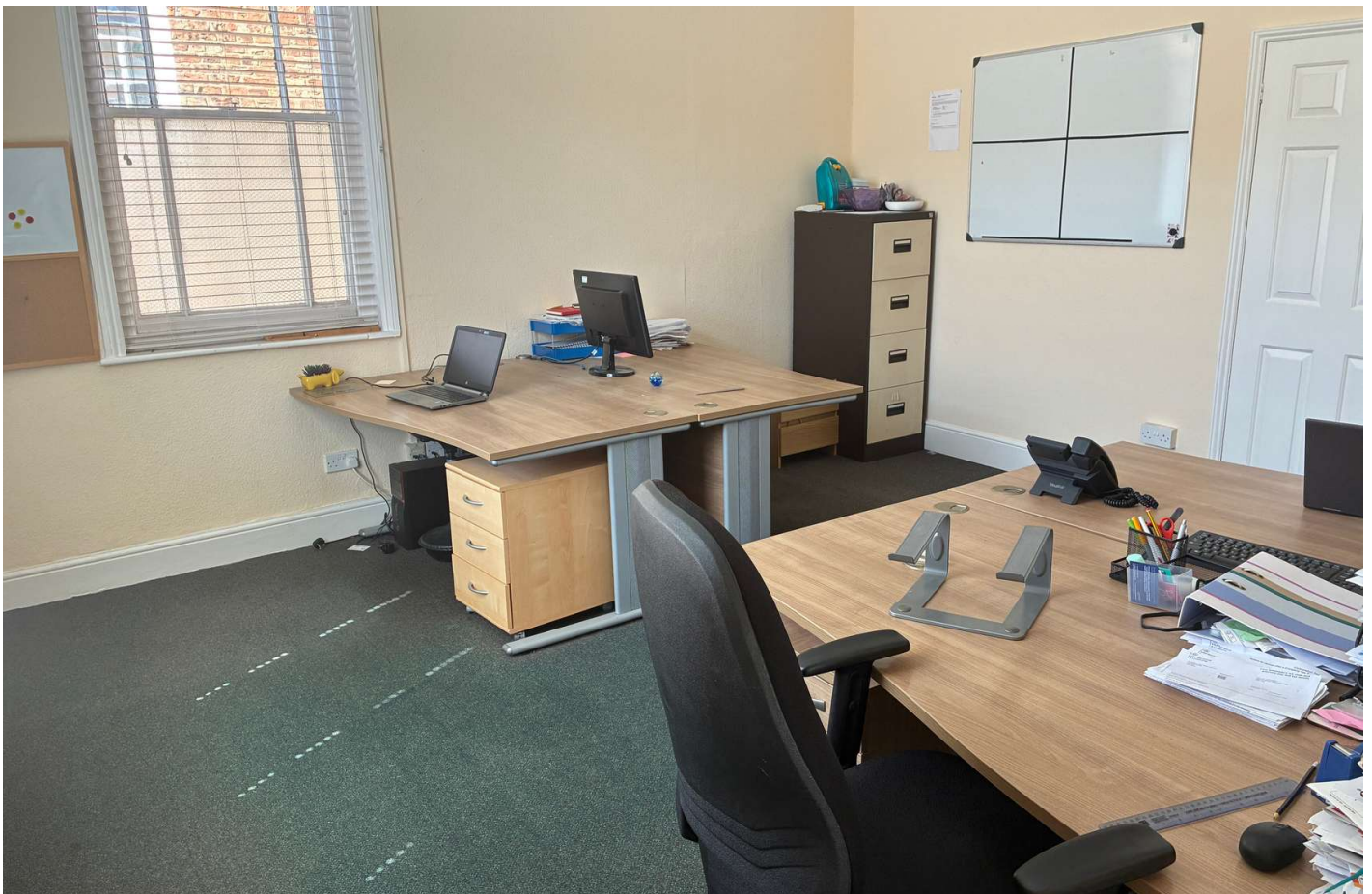
The layout proposes at ground floor level an open plan living accommodation alongside a kitchen with W.C.

The first floor provides two double bedrooms, one with a built in wardrobe, and family bathroom arranged off a central landing.

Externally there is a storage area.







Dwelling Two



Dwelling Two

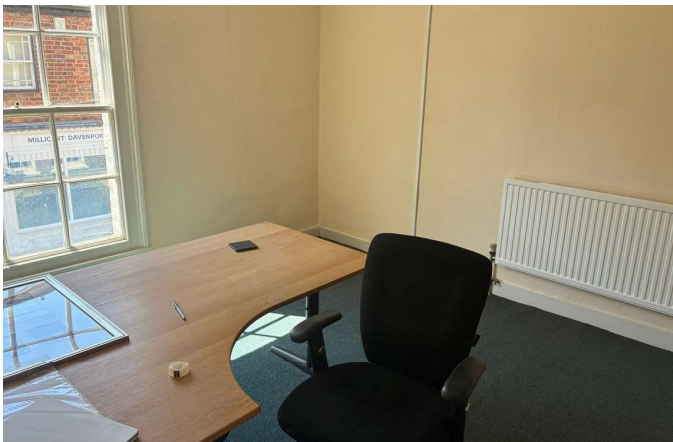
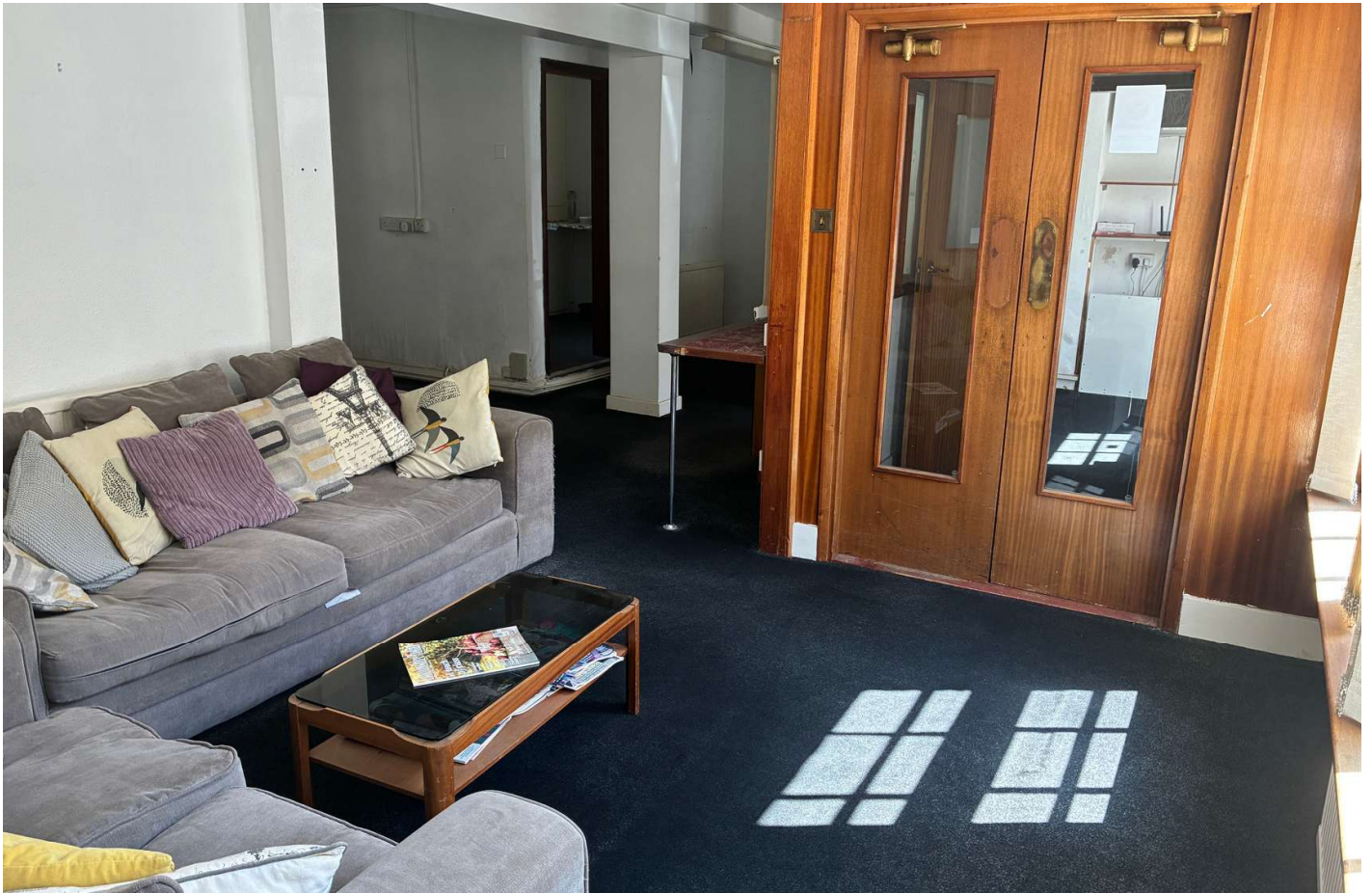
This is a larger dwelling proposed of open plan kitchen, living, dining area with W.C. off and utility area designed for practical day to day living.

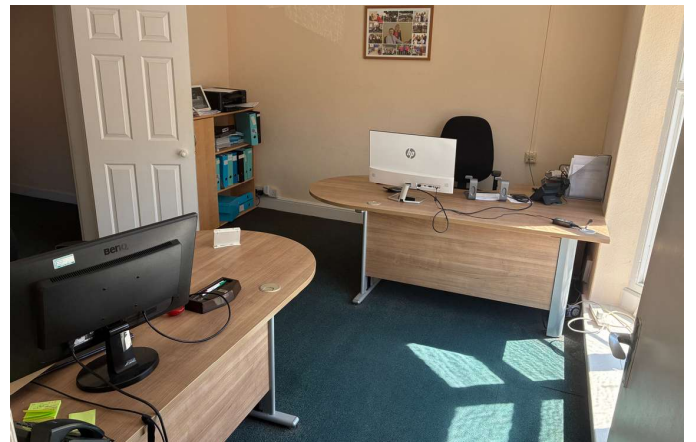
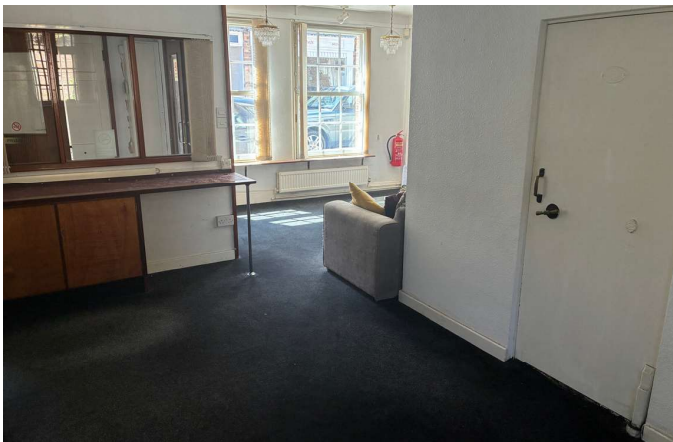
Upstairs there are three double bedrooms and a family bathroom.

Externally there is a court yard area, bin storage and ancillary storage area.

Overall, this represents a low-risk and highly accessible residential conversion opportunity within a sought-after market town, creating a scheme well suited to modern town centre living.







Existing Ground Floor Plan



Ground Floor
Approx 127 sq m / 1362 sq ft

Proposed Ground Floor Plans



PROPOSED GROUND FLOOR PLAN
scale 1:100

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Existing First Floor Plan



First Floor
Approx 123 sq m / 1324 sq ft

Proposed First Floor Plans



PROPOSED FIRST FLOOR PLAN
scale 1:100

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Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///teeth.spice.month

Directions

From St. James Church on Ugate, take the turning onto Eastgate and the property will be shortly on the right hand side.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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Cornmarket,
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LN11 9QD

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