

### **RESI CONVERSION OPP**

- Attractive semi-rural setting
- Planning permission for conversion of former farm office
- Plot size circa 0.28 acres
- **▶** Offers in the region of £300,000

For enquiries and viewings please contact:





Louth Park Farm, Louth Park, Louth, Lincolnshire LN11 7HL







#### Location

The property is located approximately 1  $\frac{1}{2}$  miles from the large market town of Louth. The property is currently a farm office, surrounded by fields and three other large residential properties. The property is accessed from Eastfield Road via a private drive, approximately 0.25 miles from the main road.

#### **Description**

The premises compromise a former farm office which has been extended in the last 5 years. The older part is over two stories whereas the recent extension is single storey. Planning consent has been granted for the conversion to a large 4 bed dwelling totalling approximately 1,579sq ft. The property is situated on a plot 0.28 acres

#### **Accommodation**

	Hectares	Acres
Total	0.12	0.3

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

#### **Services**

We understand mains water and electricity are connected to the property. The property has an oil tank. Drainage is via septic tank.

#### **Planning**

Planning consent has recently been granted by East Lindsey District Council for the conversion of the building to residential. The planning reference is N/092/01665/17.

#### Price

£300,000 for the Freehold

#### VAT

All sums quoted exclusive of VAT if applicable.

#### **Viewing**

Viewings are by appointment with sole agents Innes England.

#### **Our Anti-Money Laundering Policy**

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 07-Aug-2018



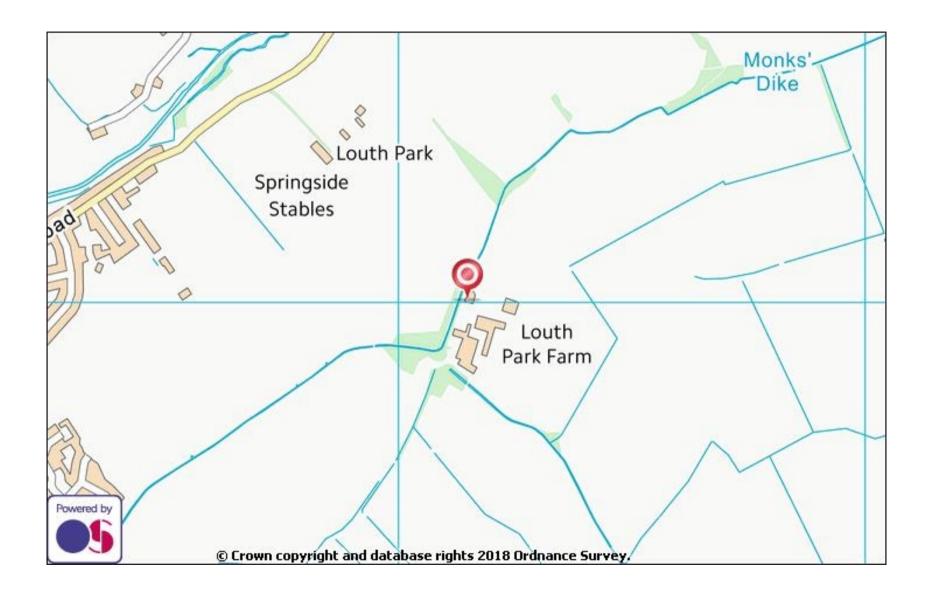






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