

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:



Jack Ward
0115 9243243
jward@innes-england.com



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

Location

The property is located approximately 1 ½ 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 comprise 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



