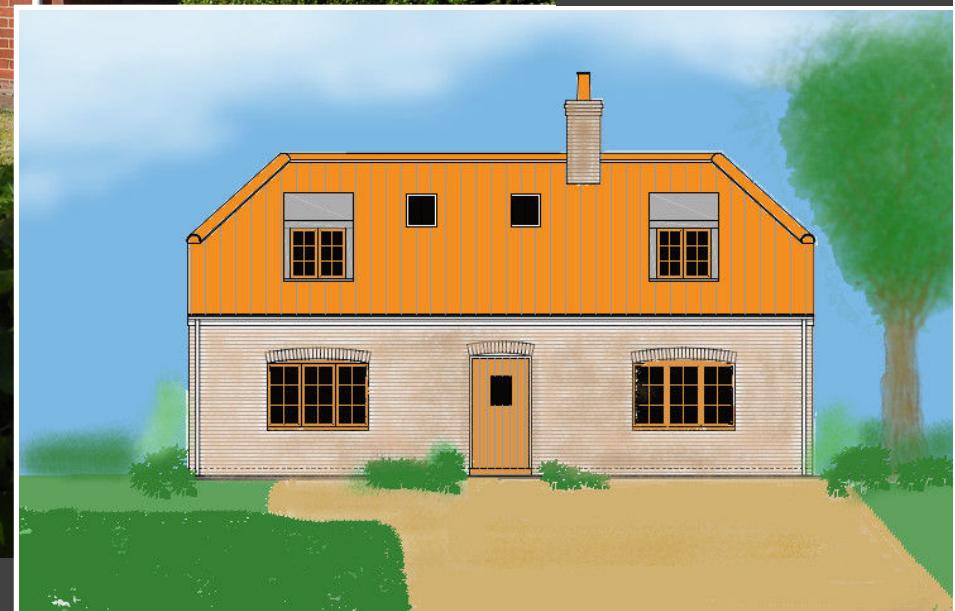




Rural
and
Equestrian



Raiston
North Cotes DN36 5UP

M A S O N S
RURAL & EQUESTRIAN



Approximate position of
the Plot boundaries

Approximate position of
overall boundaries

Raiston, Lock Road, North Cotes , Grimsby, DN36 5UP

A dual opportunity to purchase a detached bungalow in an attractive village location, together with a building plot adjacent having full planning permission and grass pasture land at the rear – in total the grounds extend to approximately 6.22 acres (subject to survey).

- An ideal opportunity for a developer or a family/close friends looking to share a rural village setting in two directly neighbouring dwellings with land.
- Opportunity to divide the land between the existing and proposed dwelling.
- Potential for equestrian use, as a hobby farm, self-sufficiency etc. (stp) or the land could be let for grazing.
- The current two-bedroomed bungalow could be developed by full conversion of the large attic subject to planning/ building regulation permission but presently provides well-proportioned two bedroom accommodation with an oil central heating system and enameled cast-iron stove.
- The property occupies a particularly attractive position within the village, close to the school and church.
- Driveway and garage, permission for second access and parking for the proposed dwelling.
- Good size garden and open views across the owned grassland immediately at the rear.
- Independent access to the field.

Sole Agents:



Cornmarket, Louth,
Lincolnshire LN11 9QD

T 01507 350500
www.movewithmasons.co.uk





Directions and Location

From Louth take the A16 north for around seven miles to North Thoresby, then turn right by the Halfway House Bar & Grill. Follow the road (B1201) through and away from North Thoresby village until the eventual T-junction with the A1031. Turn right here and proceed to North Cotes village. Turn left into the village along Fleetway and continue for some distance until just past the church where Raiston will be found on the right side.

Positioned about four miles from the coast, North Cotes is about 10 miles from Louth market town and 10.5 miles from the centre of Grimsby. The village has the Grade II Listed Church of St Nicholas and a primary school.

The Property

Raiston is a detached bungalow which is understood to have been constructed during the 1970's with brick facings to the principal walls beneath a pitched timber roof structure covered in concrete tiles and incorporating a flat roof dormer at the rear. The bungalow has mainly timber framed windows with secondary glazing to the majority and heating is by an oil-fired central heating system with a Worcester boiler. The bungalow has a spacious attic approached by a drop-down ladder. The attic has been used as an occasional bedroom, however there is no known planning or building regulation consent to occupy this space as a habitable room – retrospective permission would need to be sought, combined with an approved fixed staircase and any other alterations to the specification required by the building regulations in order to create a habitable room. This is a large space which would readily create a third bedroom and ensuite bathroom, if permission is obtained.

The bungalow has a particularly impressive fitted kitchen by Treske of Yorkshire and the bathroom has been converted to a modern shower room with an equally modern separate WC adjacent.

The Building Plot

Planning permission was granted on the 10th January 2018 for a dormer bungalow with parking forecourt on the garden land to the north side of Raiston. A copy of the planning decision notice can be emailed on request or viewed on the East Lindsey District Council website (Application Number N/127/02042/17). There are various conditions which have to be satisfied and a timescale for development.

The existing and proposed dwellings will both back onto the pasture land at the rear providing the potential to divide the land between the two properties, effectively providing both with the scope to create an equestrian home, conduct horticultural interests, operate a hobby farm or similar, all subject to obtaining any necessary planning permission for the use of the land. Division of the pasture land would also require re-configuration of access for the two properties as the buyer deems appropriate.

Overage Clause

The property is being marketed as a dwelling with a building plot which has planning permission for a further detached dwelling and formation of access from the highway, together with an agricultural paddock with independent access from the lane. The paddock will therefore be sold subject to an overage clause reserving a 20% share of any uplift in value achieved by obtaining planning permission for new residential or commercial units within

a period of 20 years from sale for the vendor and any successors in title. This clause will not apply to any planning permission obtained for extensions to the existing and proposed dwelling, nor to planning permission for any outbuildings which are ancillary in use to either dwelling.

Accommodation

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

Main Front Entrance

With panelled double doors finished in grey and opening onto an **Entrance Porch** with terrazzo tiled floor and an inner glazed door with matching side panel to the: -

Entrance Hall

A good size overall with a coved ceiling, built-in cloaks cupboard with sliding doors, central heating thermostat and trap access with drop-down ladder leading to the attic above.

Lounge

An attractive dual aspect room with a wide walk-in bay window to the front elevation, side window, coved ceiling, ceiling light point and two wall light points. Brick recessed fireplace with flagstone hearth and oak beam mantel over an inset, enamelled cast iron Monaco multi-fuel stove.

Dining Kitchen

A spacious room fitted with a range of quality units by Treske of Yorkshire in "New Shaker" design and having solid oak doors and drawer facings, granite work tops and up-stands and a white ceramic, one and a half bowl sink unit. There are base cupboards and drawers with bi-folding door to a corner unit, pull-out larder racks and a built in Miele electric oven with warming drawer beneath and combination microwave oven above. Neff ceramic halogen 4/5 plate hob with curved granite splash-back and Neff stainless steel shaped cooker hood over. Integrated freezer, birch-effect laminated floor covering, two pendant light points, nine recessed ceiling spotlights and fifteen-pane glazed door from the hall. Two large windows provide a dual aspect and

create a light and airy atmosphere providing views across the paddocks to the side and rear.

Utility Room/Larder

With space and plumbing for a washing machine, wall shelf, rear window and terrazzo tiled floor.

Bedroom 1 (front)

A lovely south-west facing room with a wide walk-in bay window complementing that of the lounge. Built-in range of two good size double wardrobes with high-level cupboards over, all having sliding doors and centre recess with dressing table, drawer, mirror and light.

Bedroom 2 (rear)

With coved ceiling and window providing views across the land to the rear.

Shower Room

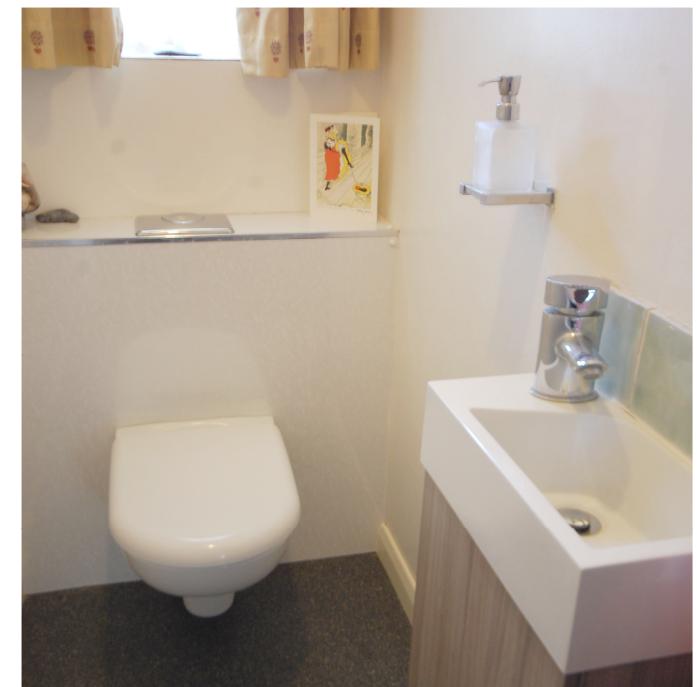
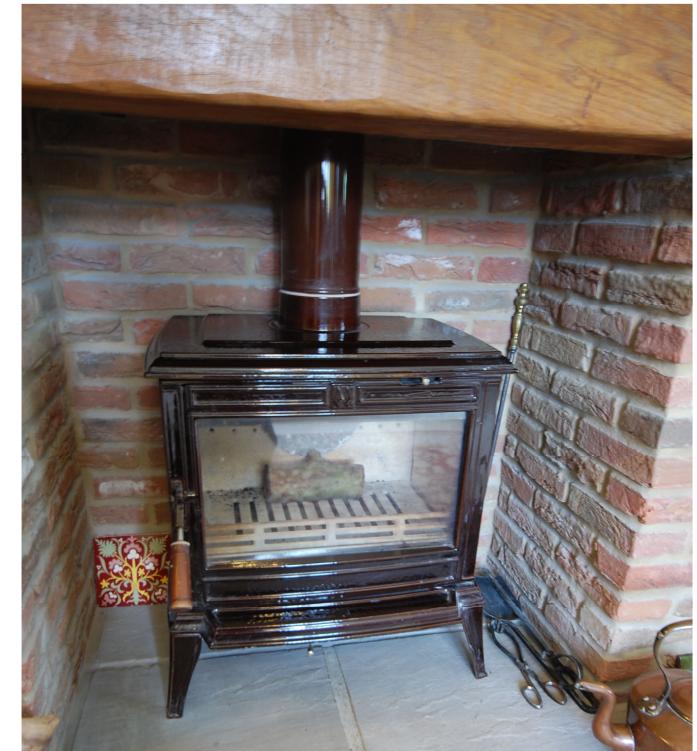
Fitted with a large, white corner shower cubicle having glazed and splash-boarded finish, electric shower unit and curved glazed doors, together with a white pedestal wash hand basin. Chrome radiator/towel rail, part ceramic-tiled walls and part splash-boarded walls. Illuminated mirror above the wash basin and corner cupboard housing the copper hot water cylinder with lagging jacket and immersion heater. Double-glazed window.

Separate Toilet

With a contemporary suite comprising a white suspended low-level WC with concealed cistern, panelled surround and large chrome button to operate together with rectangular vanity wash basin with tiled splash-back, modern mixer tap and woodgrain-effect base cupboard under.

Attic

As shown on the floor plan but excluded from the total floor area, there is a large attic which has been used by the present owner as an occasional bedroom but there is no record of building regulation consent to form a habitable room within the roof space. Subject to obtaining such consent, the attic provides the potential to create a large master bedroom approached by



a fixed staircase from the hallway with space to also form an ensuite bathroom and take advantage of the excellent views from the rear double-glazed dormer window across the gardens and paddock beyond. The attic has three ceiling light points, a second window to the gable with secondary glazing together with part-sloping ceilings which have been plastered internally and these slope down to a height of around 1.4 metres to the front and rear.

Outside

At the front of the property there is an attractive brick-walled entrance bay with double wrought iron gates set into brick pillars with ball finials and a block-paved driveway leads to the: -

Detached Brick and Tiled Garage

With up-and-over door, electric light, power points and a side single glazed window. Integral garden store to the rear of the garage building with small window and a ledged, braced and framed door.

Beyond the garage, stepped brickwork forms an enclosure around the oil storage tank. To the rear of the bungalow there is a **boiler house** containing the Worcester oil-fired central heating boiler with an electric light over. (We are advised by the owner that the central heating boiler was renewed in October 2017).

There are attractive lawned gardens with ornamental trees, shrubs and bushes and positioned on the area allocated for the proposed new dwelling is a concrete block-built **outbuilding** which is open-fronted and approximately 5.96m x 2.61m with a corrugated roof.

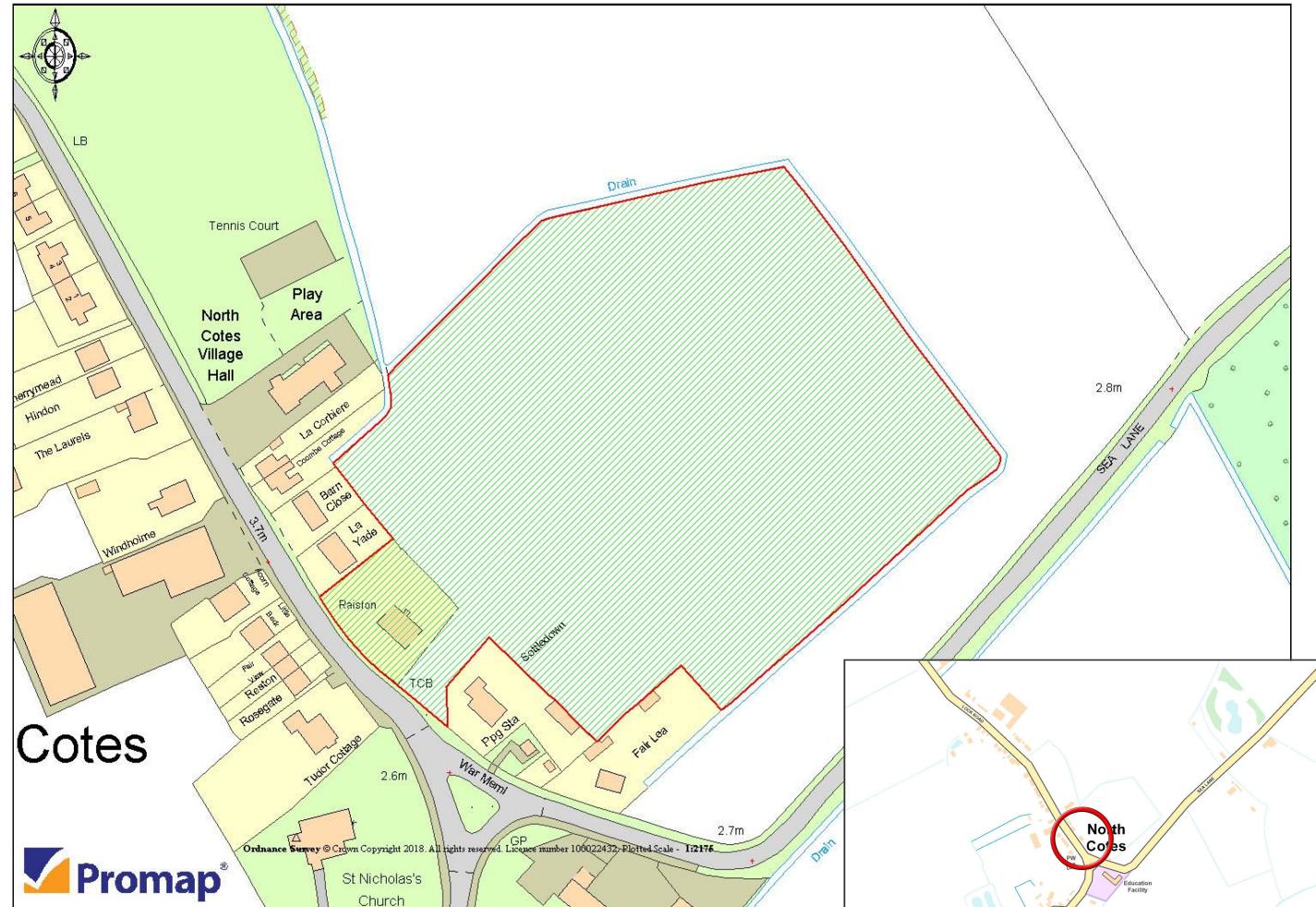
A short distance to the south of Raiston there is a post and rail fence with an inset five bar gate allowing independent access to the grass pasture paddock which is mainly enclosed by mixed hedgerows and some fencing, providing the potential to sub-divide into equestrian or animal paddocks and with ample space to form a manege and construct stabling/outbuildings as required, all subject to obtaining any necessary consents.

The Proposed New Dwelling

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

A copy of the proposed drawings can be sent by email on request and these show an attractive dormer-style three bedroomed property with two pitched roof dormers to the front elevation and a single storey gable wing at the rear. The design provides for an entrance hall with staircase leading up to the first floor and a cloakroom/WC off. Double doors to a dining kitchen with French doors onto the rear garden and a utility room leading off. Ground floor bedroom with ensuite shower room and a well-proportioned lounge with a fireplace and French doors to the rear garden.

On the first floor there are two double bedrooms, each with dormer window and a good size landing with door to a first floor bathroom. The drawings show a parking area at the front of the property with a small front garden and main garden area positioned at the rear.

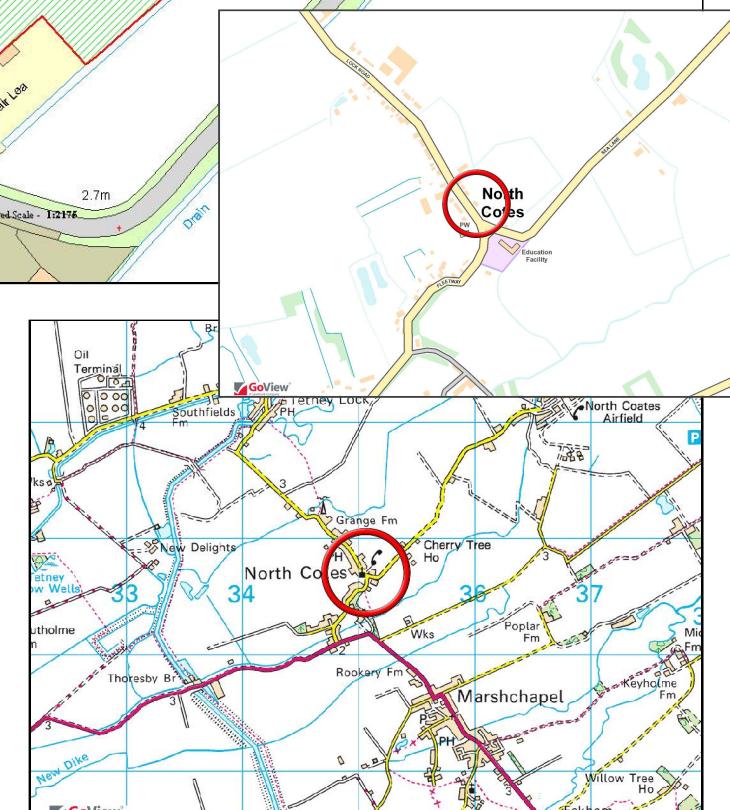


Viewing

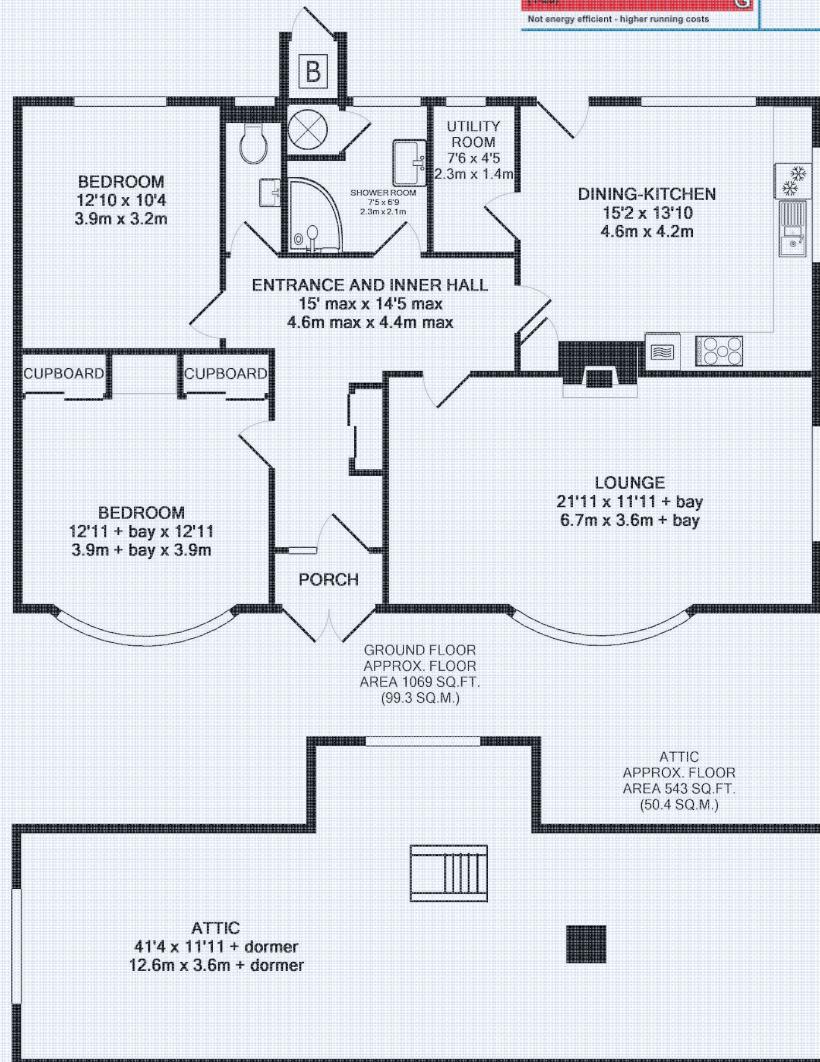
Strictly by prior appointment through the selling agent.

General Information

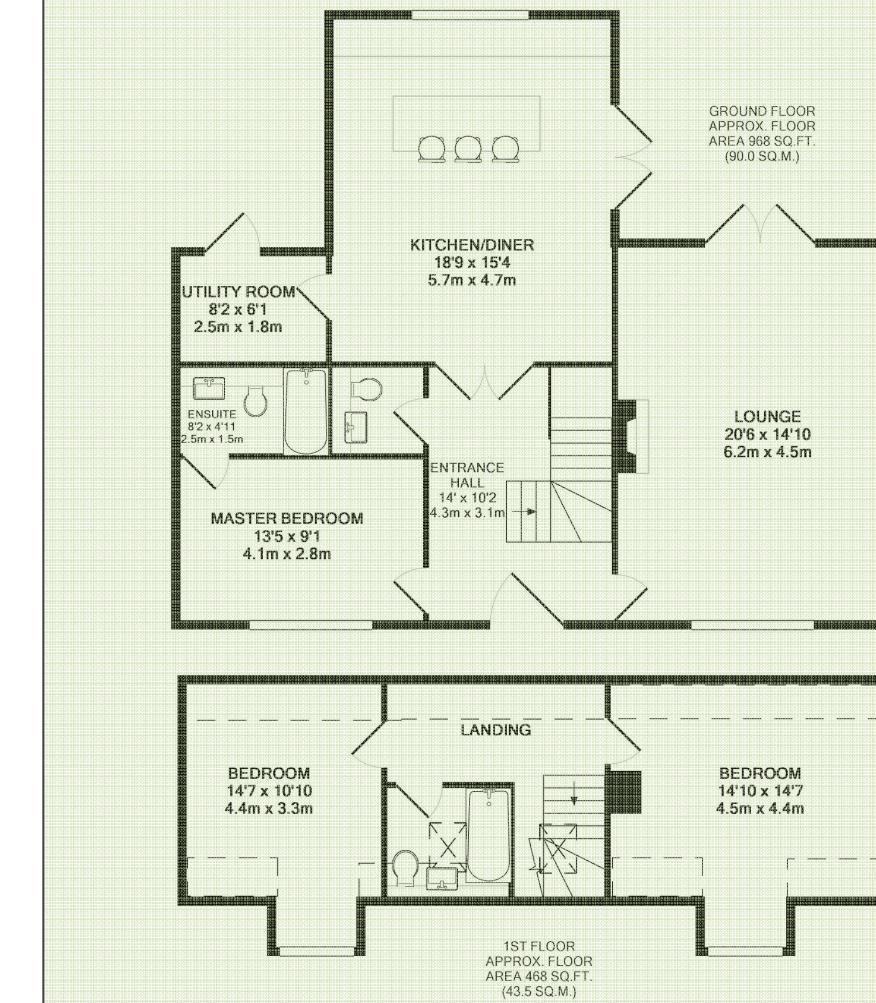
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B. Any aerial images have been delineated to show the approximate position of boundaries where outlined and the precise boundaries should be verified against the contract plan at sale stage.



Floorplans
Of
Raiston
and EPC Graph



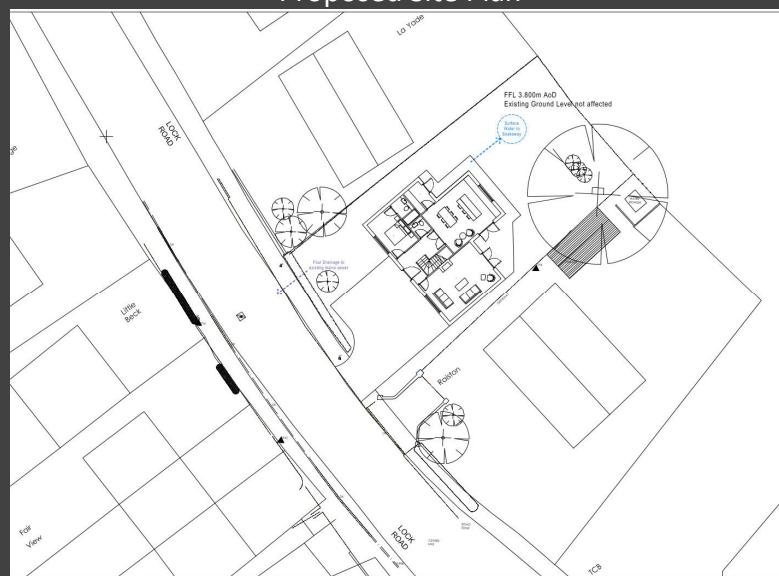
Floorplans of the Proposed New Dwelling
Adjacent to Raiston



Side and Rear Elevations
of the proposed new dwelling



Proposed Site Plan



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500 F 01507 600561

Important Notice

Messrs. Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:
 (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs. Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

M A S O N S
R U R A L & E Q U E S T R I A N