



Rural and Equestrian

Four Building Plots
Wildrose Meadow, Legbourne LN11 8LS

M A S O N S
— EST. 1850 —

Four Building Plots, Wildrose Meadow, Reston Road, Legbourne, Louth, Lincolnshire LN11 8LS

A unique opportunity to acquire building land with full planning permission in a sought-after semi-rural location on the outskirts of popular Legbourne village and comprising four substantial plots with approved designs for detached family houses, associated garages and independent vehicular access for each house from Reston Road. The plots are available to buy individually or as a whole and back onto farmland with mature trees around the perimeter and existing screen fencing to the front garden boundaries.



Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout, take the second exit and follow the A157 road. Follow the road to Legbourne and proceed to the very far end of the village, passing the Queen's Head public house on the right and then after taking the sharp right bend, the entrance into Wildrose Cottage will be found on the right side. The four building plots in Wildrose Meadow presently form the grass paddock of this property.

Location

The village of Legbourne is just three miles or so from the market town of Louth and positioned close to the foot of the Lincolnshire Wolds with the Greenwich prime zero meridian passing through the village. A strong community spirit continues in Legbourne with many events taking place at the village hall and playing field while a local shop caters for most needs. The East Wold primary school is highly regarded, Red Hen children's nursery is just across the road, and the village pub is a short distance from the four building plots. A walk

down Mill Lane and along the stream to the neighbouring village of Little Cawthorpe brings you to The Royal Oak or 'The Spalsh'.

There is a Grade II village pump in the village centre, a Grade II tower mill and the Grade I Listed Church of All Saints. Nearby Legbourne Wood is one of the few ancient woodlands in Eastern Lincolnshire and the largest of the Lincolnshire Wildlife Trust woodland nature reserves.

The market town of Louth has an attractive Georgian centre with many interesting character buildings all dominated by the spire of St. James' church and the town has an excellent range of shopping, schooling and recreational facilities to include a cinema, theatre, tennis academy, Meridian sports centre with swimming pool, playing fields, golf course, the Kenwick Park leisure centre on the outskirts and many individual clubs and societies. There are also excellent schools and academies including the King Edward VI Grammar School

Setting

In recent years, the owners of Wildroe Cottage have been privileged to enjoy the private level pasture paddock which has now been granted full planning permission for the construction of four substantial detached family houses with associated garaging and independent vehicular access from the road. The boundary to Reston Road is lined by mature trees, supplemented by a tall close-boarded fence which maintains privacy and seclusion. There are further established trees along the southern boundary with openings allowing superb views across the fields to the south side towards the Lincolnshire Wolds. The approved house designs are described individually in more detail below, but each stands well back from the road approached over a long driveway with ample turning and parking space before giving access to the garages. In total, the four plots extend to approximately 1.66 acres (subject to survey) and each provides the potential to landscape an attractive country garden taking advantage of the mature surroundings.

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Planning

The red outlines in the photograph below show an approximation of the plot division and reference should be made to the Architect's application site plan drawn to scale.



Full planning permission was granted by the East Lindsey District Council on the 14th May, 2020 under application number N/100/02289/19 for the erection of four substantial detached houses, each with associated garages and construction of vehicular accesses, on land adjacent to Wildrose Cottage, Reston Road, Legbourne.

Details of the application, decision and all documents pertaining can be viewed by copying and pasting the link below into an internet browser in order to access the relevant pages of the East Lindsey District Council planning portal.

https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=_EASTL_DCAPR_129919&activeTab=summary

The planning permission is subject to a number of conditions including timescale for commencement of the development, adherence to the plans which have been approved, approval of external materials to be used in the construction and hard surface areas and approval of landscaping and tree planting for each plot in accordance with the ecological appraisal dated October 2019 by Ecology and Forestry Ltd. Further conditions relate to the surface water sustainable drainage report, protection of trees and shrubs during construction and construction to Building Regulation Part G(2)(B) Standards limiting water consumption to 110 litres per person, per day. There are three conditions relating to a written scheme of archaeological investigation which the vendors have already completed. This work has taken place and the report has been submitted to the local planning authority and is now accessible via the council website referred to above.



The approved designs are for four substantial detached family houses of handsome design and varying in size, Plot 1 providing approximately 318.3 square metres (3,425 square feet) of accommodation including the attached double garage, Plots 2 and 3 each provide approximately 286.9 square metres (3,087 square feet) of accommodation, again including the attached double garage (these 2 houses are of the same design but reverse plan) whilst plot 4 provides approximately 206.8 square metres (2,225 square feet) of accommodation including the detached double garage. Each house is well-positioned centrally within the generous size plots and well back from the road with a rear elevation facing south west and proposed driveways from independent accesses onto spacious parking and turning areas which also lead to each garage.

Conditions of sale will be included within the contract of sale requiring that the houses be constructed in the positions shown on the plans. Any proposed structures or buildings within the front gardens of plots 1 and 2 and any amendments to the proposed design for each property will be subject to the approval of the owners of Wildrose Cottage, such approval not to be unreasonably withheld. The sale contract will also specify the type of boundary fencing to be installed, ownership of boundaries, timescale within which the development is to take place and please note that the purchaser of the first plot to be sold will be required to install the surface water drainage pipe for all four plots to connect into, along the rear perimeter of the land to the dyke along the south-east boundary (see the drainage report referred to in the planning conditions and available on the website referred to above).

The following is a summary of the house designs and includes room dimensions on the floorplans which have been scaled from the architect's drawings and are therefore approximate and indicative of the intended room layouts.

New House, Plot 1

The largest of the four houses taking advantage of the particularly spacious plot, the house is of impressive design with a particularly handsome rear elevation facing south west and having two sets of bi-folding French doors and one pair of French doors with glazed side panels from the living accommodation onto the rear garden. The rooms are light and airy with well-positioned windows and skylights to the second floor and above the kitchen. The proposed accommodation comprises:

Ground Floor

Front door into a spacious entrance hall with feature staircase leading up to a large gallery landing above and having an under stairs cloaks storage cupboard. Double doors open at the rear into the:

Lounge

An interesting room of generous proportions with a fireplace to the side, large window to each side elevation and bi-folding French doors onto the rear garden.

Study

Positioned at the front of the house with a window to the front and side elevation.

Open Plan Living/Dining Kitchen



L-shaped overall and a superb size with space to fit an extensive range of modern units, an island unit with breakfast bar and then create separate dining and living areas. The kitchen is particularly bright and spacious having skylight windows to the front and rear roof slopes. The design shows French doors with glazed side panels from the proposed seating area and wide bi-folding French doors from the kitchen onto the rear garden.

L-shaped Utility Room

A spacious and useful room with scope to fit a long range of additional units if required, together with associated sink and plumbing for appliances; there is a door with window adjacent to the rear elevation and the side window. Connecting door to:

Cloakroom/WC

With space for a suite of low-level WC and pedestal bracket wash hand basin. Connecting door from the utility room to the:

Boot Room

With door and window from a canopy porch and connecting door into the attached double garage.

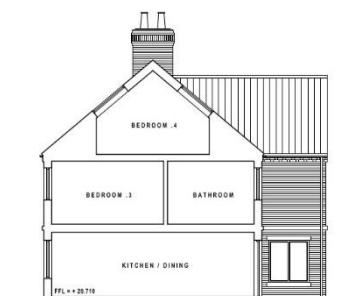
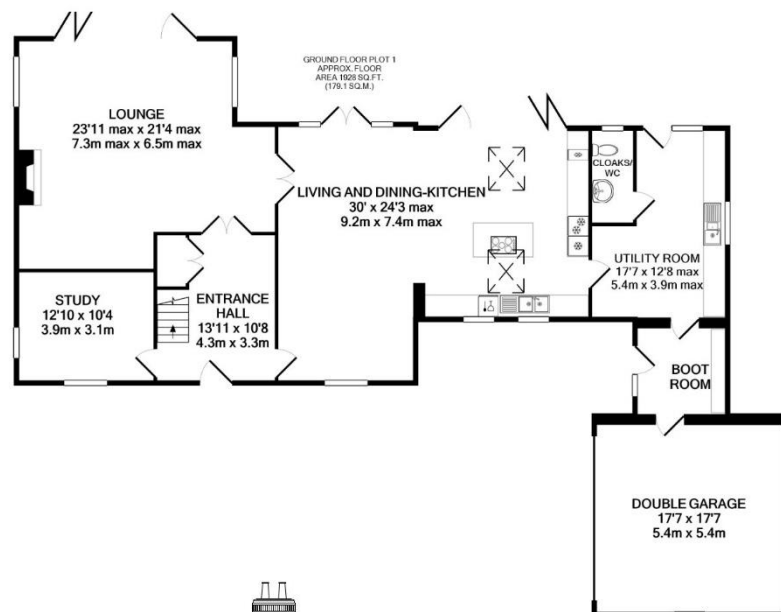
First Floor

Gallery Landing

A spacious, bright and airy landing with balustrade or screen extending around the stairwell and lit from above as the front area is open to the sloping ceiling of the second-floor landing above with a skylight window positioned to the front roof slope. Useful deep, built-in store cupboard and doors lead off to the three main bedrooms and bathroom.

Master Bedroom

Positioned at the rear with an impressive vaulted ceiling to the rear bay dominated by tall glazed panels which are shaped to the gable, taking advantage of the outlook and orientation of the house. Connecting doors lead into an:





View across Plot 1



Open fields to the rear of the plots

Ensuite Dressing Room and an **Ensuite Shower Room** with space for a suite of shower cubicle, wash basin and WC.

Bedroom 2 (front)

A double bedroom of generous size with ample space for a range of wardrobes and window to the front elevation.

Bedroom 3 (front)

A smaller double bedroom with space to fit wardrobes along the side wall and a window to the front elevation.

Family Bathroom

An excellent size with scope to install a contemporary suite including single or twin wash basins, shower cubicle, an individual bath and low-level WC.

Second Floor

Landing

with balustrade extending from the staircase to form a gallery above the first-floor landing and, as previously mentioned, having a large skylight window to the front roof slope. Doors lead off the landing to bedrooms 4 and 5 and a shower room.

Bedroom 4

A double bedroom with skylight window to the front and rear roof slopes.

Bedroom 5

A double bedroom of similar size to bedroom 4 with a skylight window to the front roof slope.

Shower Room

With space for a shower cubicle, wash basin and WC together with a skylight window above.

New Houses, Plots 2 and 3

These two proposed properties are of the same design but reverse hand. Each features a centre gable to the front elevation, projecting wing containing the double garage and utility rooms, rear elevation with gable to one side, pitched roof dormer window and a combination of bi-folding and French doors onto the south west garden. The accommodation comprises:

Ground Floor: Front door with pillared surround into the:

Entrance Hall

A good size with potential under stairs store cupboard and an additional cupboard to the rear. Doors lead off to the lounge, study and living kitchen.

Lounge

Positioned to the rear with fireplace to the side, having a window on either side of the chimney breast, rear double French doors and matching side panels onto the garden.

Study

Positioned at the front with two windows.

Open Plan Living/Dining Kitchen

An excellent size with proposed dining area at the front of the house having two windows on the front elevation and a walk-through opening to the seating area with bi-folding French doors to the rear elevation and two side windows; kitchen area adjacent with ample space to fit a long range of units and an island unit with associated appliances. There is also a walk-in pantry. Connecting door from the dining area to the:

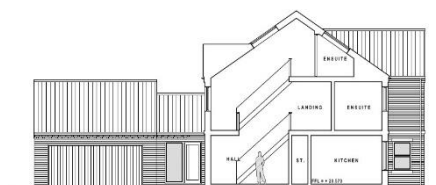
Utility Room

With space for units, window to the rear elevation and side door to outside.

Cloakroom off with space to fit a low-level WC and wash basin. Door from the utility room to the:

Boot Room

With door from a canopy porch outside and a connecting door to the attached double garage.



First Floor

Spacious Gallery Landing

with balustrade extending from the staircase around a central area overlooking the hallway. Window to the front elevation and doors off to the three principal bedrooms and family bathroom.

Master Bedroom (rear)

This double bedroom has an **Ensuite Dressing Room** and an angled doorway into an **Ensuite Shower Room** with space for shower cubicle, wash basin and WC and having a rear window. The bedroom has a sliding glazed door and side panel with glazed external screen creating a Juliet balcony.

Bedroom 2 (front)

A spacious double bedroom with space to build in a range of wardrobes within a recess at the rear; two front windows.

Bedroom 3 (front)

A smaller double bedroom but still having ample space for a full-width range of wardrobes and having two windows to the front elevation.

Family Bathroom

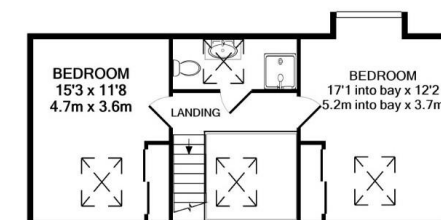
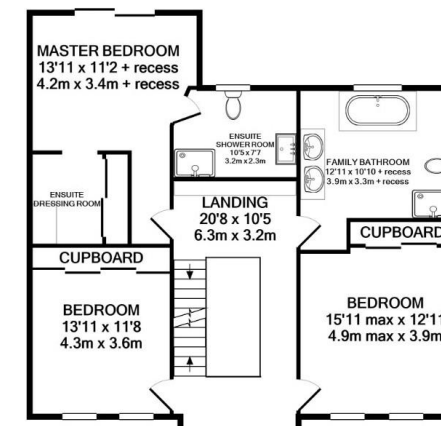
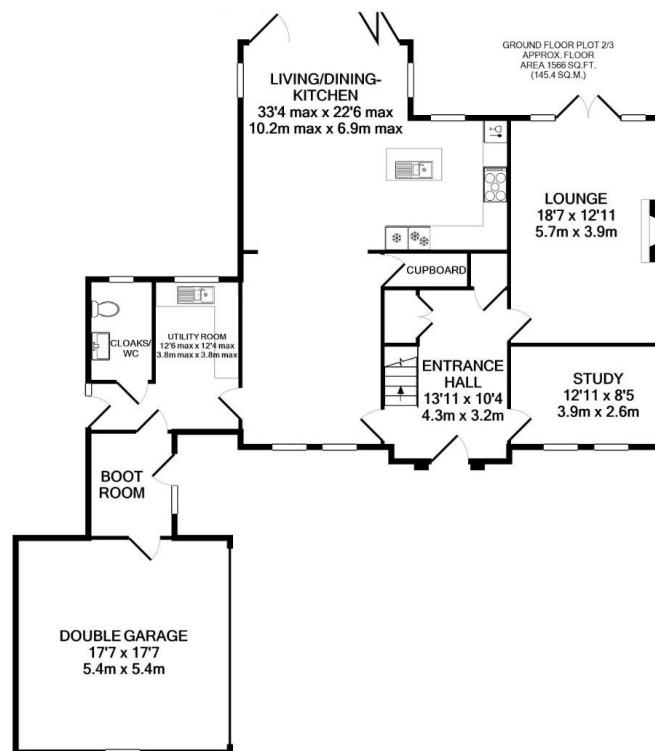
An excellent size with space for a suite which can include shower cubicle, bath, single or twin wash basins and WC. Window to the rear elevation.

First Floor Landing

With balustrade extending from the staircase to form a gallery above the first-floor landing illuminated by a skylight panel to the front roof slope up above. Doors lead off to **Bedrooms 4 and 5** which are each a double bedroom with a skylight window to the front roof slope and bedroom 4 has a dormer window to the rear.

Shower Room

With space for a shower cubicle, wash basin and WC.





New House, Plot 4

The smallest of the four proposed houses, this is still a substantial family home with wide bi-folding or sliding patio doors from the lounge onto the garden and this property has a detached double garage.

The accommodation comprises:

Ground Floor

Central main doorway into the:

Entrance Hall

An excellent size with staircase leading to the first floor, built-in cloaks cupboard and door to:

Cloakroom/WC

With space for a WC and wash hand basin. Doors lead off to a lounge, study and the full width living/dining kitchen at the rear.

Lounge

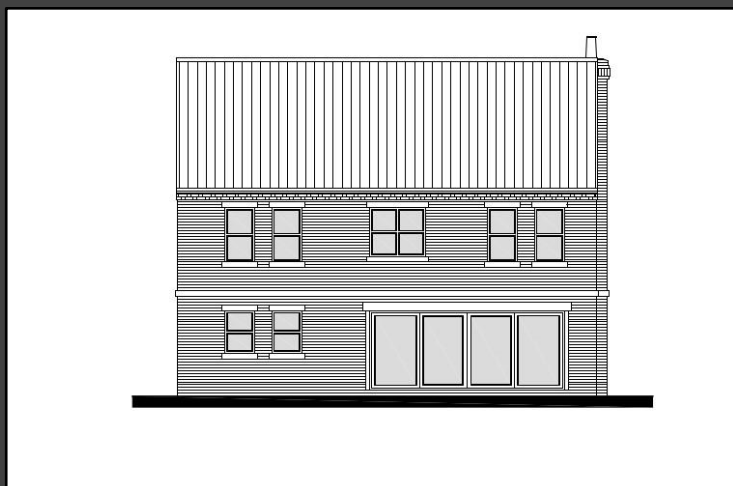
A cosy reception room with a fireplace, window to the front elevation and a smaller window on the side elevation to each side of the fireplace.

Study

Positioned to the front of the house with front window.

Living/Dining Kitchen

A superb spacious room with two rear windows, two side windows and a glazed rear bay with either sliding patio doors (as shown on the approved plans) or possible bi-folding French doors (as shown on our floorplan) onto the south west garden. The kitchen area can be fitted with a long range of units in an L-shaped configuration and if required there is space for an island unit whilst the dining and seating areas are positioned to enjoy the outlook at the rear.



Utility Room

With space for units, sink and having a side door with window to outside.

First Floor**Spacious Landing**

With balustrade extending from the staircase to form a large gallery above the staircase and window to the front elevation. Doors lead off to the four well-proportioned bedrooms and bathroom.

Master Bedroom

A large double bedroom with space to fit wardrobes along one of the longer walls, two windows to the rear elevation and centre door to a:

En Suite Shower Room

With space for a shower cubicle, wash basin and low-level WC.

Bedroom 2 (rear)

A further double bedroom with space for wardrobes and two windows to the rear elevation.

Bedroom 3 (front)

A double bedroom with front window and ample space for built-in wardrobes.

Bedroom 4 (front)

A small double or good-sized single bedroom also having space for wardrobes and a window to the front elevation.

Family Bathroom

Positioned at the rear with a large centre window, there is space for bath, WC, wash basin and a shower cubicle if required.

PLOT AREAS

Plot 1 = 0.59acre

Plot 2 = 0.42 acre

Plot 3 = 0.34 acre

Plot 4 = 0.31 acre

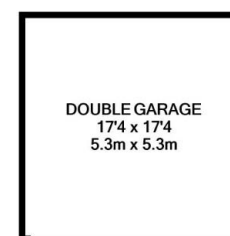
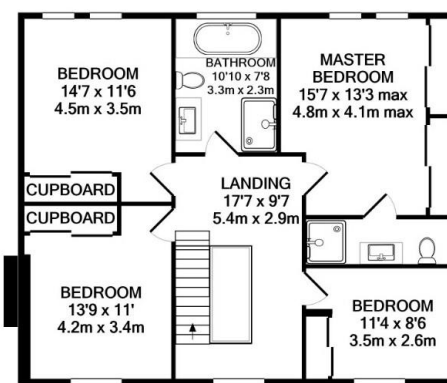
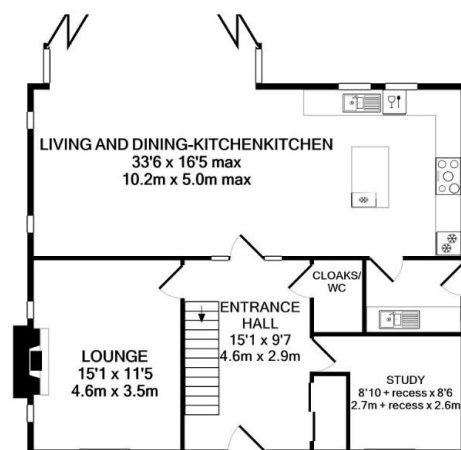
NB The above areas are subject to detailed survey and based upon scale measurements from the Architects site plan.

Viewing

Please contact the sole selling agent in order to arrange a viewing appointment.

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. Plans/Maps are not to specific scale and approximate boundaries are indicated on aerial images based on information supplied and are subject to verification by a solicitor at sale stage. Applicants should satisfy themselves as to the position and accessibility of mains services.



GARAGE PLOT 4
APPROX. FLOOR AREA 299 SQ.FT. (27.8 SQ.M.)



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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