

179 Newmarket, Louth, Lincs,
LN11 9EJ
£500,000

- Former Garage

An Excellent opportunity to acquire a former Car Repair Garage within the town which benefits from outline planning permission for erection of 14 dwellings. Planning Reference N/105/02368/16 on a 0.55 acre site. ****DRAFT****

LOCATION

Louth is a traditional market town within The district of East Lindsey with a population of approximately 17,000 people. The town is situated some 25 miles east of the city of Lincoln and some 16 miles south of the town of Grimsby. It retains many independent retailers as well as three supermarkets, national retailers, good range of primary and secondary schools as well as a leisure centre and golf courses. The site is positioned on the B1200 on the south east side of Louth in a popular residential area close to amenities including Co-Op store, pharmacy and Doctors

DESCRIPTION

The property is a single story light industrial unit partially of block and brickwork construction under an asbestos cement sheeted roof. It has been used as a car repair centre for many years and is a level and regular shaped site which fronts onto Newmarket with a total area of approximately 0.55 acres. The property is ideal for redevelopment having been granted outline planning permission for residential development in 2017.

ACCOMMODATION

Main workshop dimensions:
17.98 m x 14.29 m
Incorporating offices and a toilet. Rear Workshop: 18.56 m x 14.29 m. Outside there is a

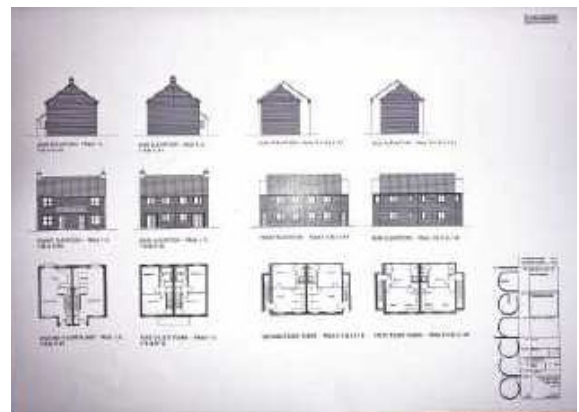
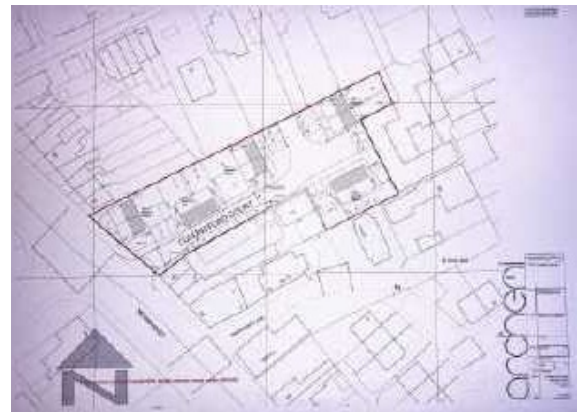
side and rear yard.

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the building.

PLANNING

Outline planning permission was granted for 14 dwellings under reference N/105/02368/16 Full planning details are available on East Lindsey's planning portal at: www.e-lindsey.gov.uk



THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.

SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate.
DO NOT SCALE.

PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Louth Office
14 -16 Cornmarket Chambers
Louth
Lincolnshire LN11 9PY

Auction Rooms
The Wool Mart
Kidgate
Louth
Lincolnshire LN11 9EZ

Tel: 01507 603648
Fax: 01507 601280
enquiries@johnstaylor.com

Tel: 01507 611107
Fax: 01507 601280
woolmart@johnstaylor.com



Regulated by the RICS

Viewing strictly by appointment only through Louth and Market Rasen Offices.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.

Market Rasen Office open: Mon – Fri. 9.00am – 5.00pm. Sat. – 9.00am – 12noon.