



Lodge Type A - Foresters 7 number
 Lodge Type B - The Strand 11 number

Suggested tree planting
 Tree Type A proposed Scots Pine (*Pinus sylvestris*)
 Tree Type B proposed Silver Birch (*Betula Pendula Fastigata*)
 Tree Type C proposed Holly (*Ilex aquifolium*)

Trees - all standard trees 8-10m girth, 2750-3000mm high with 1000mm clear stem, pot size 35 - 65 litres

All planting to be carried out within the first planting season following the completion or occupation of the caravans (whichever comes first). Any dead or diseased plants, trees or shrubs should be removed and replaced within the first five years following completion.

Laurel Cherry (*prunus laurocerasus rotundifolia*)
 All plants to be 40 - 60cm 1+1 whips and 2 litre container grown. All plants should be protected by 60cm spiral guards and supported by 90cm bamboo canes. Planting should be in two, staggered rows, 45cm apart and each plant at 30cm intervals

LANDSCAPING:

Trees to be adequately supported by two stakes and crossbar with rubber block and belt ties. Provide mulch of composted woodchip (minimum depth 75mm) around each and every tree to a minimum radii of 1000mm from the trunk.

Areas to be landscaped to be fully prepared and cultivated prior to planting. Remove all debris, building materials and the like, remove all weeds and robaste the area thoroughly. Import topsoil (to comply with BS 3365) and robaste into the area along with suitable nutrients as necessary.

Trees to be maintained during the first year of establishment. Any losses or failure to be replaced within a five year period following the date of planting. Plants to be maintained for a minimum period of five years to include replacement if necessary to ensure satisfactory establishment.

All planting shall be in accordance with BS 4428 'Code of Practice for the planting and maintenance of trees and shrubs'

A wooden stake (1200mm, 100mm dia) is to be placed into the pit, not through the rootball, at 45 degree angle. The trunk is to be secured to the stake with a plastic buckle with a rubber spacer. The newly planted trees to be watered slowly to moisten the root ball thoroughly.

Surface water disposal to be carried in compliance with ROY LOBLEY CONSULTING (Specialists in Flood Risk Management) OUTLINE SUSTAINABLE DRAINAGE STRATEGY referenced R100293/050501 and dated 15/03/22.

The conclusion is as follows:-
 The method of surface water drainage proposed is a full Sustainable Drainage System, utilising the natural field drainage and not increasing the run off into the existing system.
 It is recommended that the:
 # surface water disposal is to utilise the existing field drainage so as not to increase the run off to the existing systems;
 # access road is to be constructed from permeable material;
 # surface water from the roofs of the units is to be drained into water butts for reuse;
 # water butts are to have an overflow and discharge onto the ground to infiltrate into the subsoil;
 # local watercourses are to be cleaned out and fully maintained.
 The above will ensure that flood risk is not increased.
 The site is not shown to be at risk of pluvial flooding on the EA maps.

LANDSCAPING continued

The Protective Fence shall be erected prior to any work starting on site. The fence shall be erected in accordance with any conditions relating to the Planning permission. The fence shall not be removed until ALL work on the site has been completed. No classes of soil shall be allowed to seep into the protected area. Failure to protect identified trees may result in enforcement action and prosecution.

No works, i.e. levelling, storage, excavation, etc. will be permitted between the strip line and line of protection.

Ensure adequate care and protection are exercised to prevent root damage to existing trees, especially from soil compaction. The roots can often extend up to two and a half times the canopy spread. Most of the root system is a fibrous mat which is easily damaged. Large structural roots occur within 300mm of the trunk. The depth of rooting is dictated by the presence of oxygen and moisture. The top 600mm is the most active root area. The contractor to take due account of the above when developing the site.

7.72 Acres Land with Planning Permission

Main Road | Fotherby | Louth | LN11 0TD

Guide Price £550,000



Perkins George Mawer & Co.
 Chartered Valuation Surveyors & Estate Agents,
 Agricultural & Fine Art Auctioneers.

7.72 Acres Land with Planning Permission

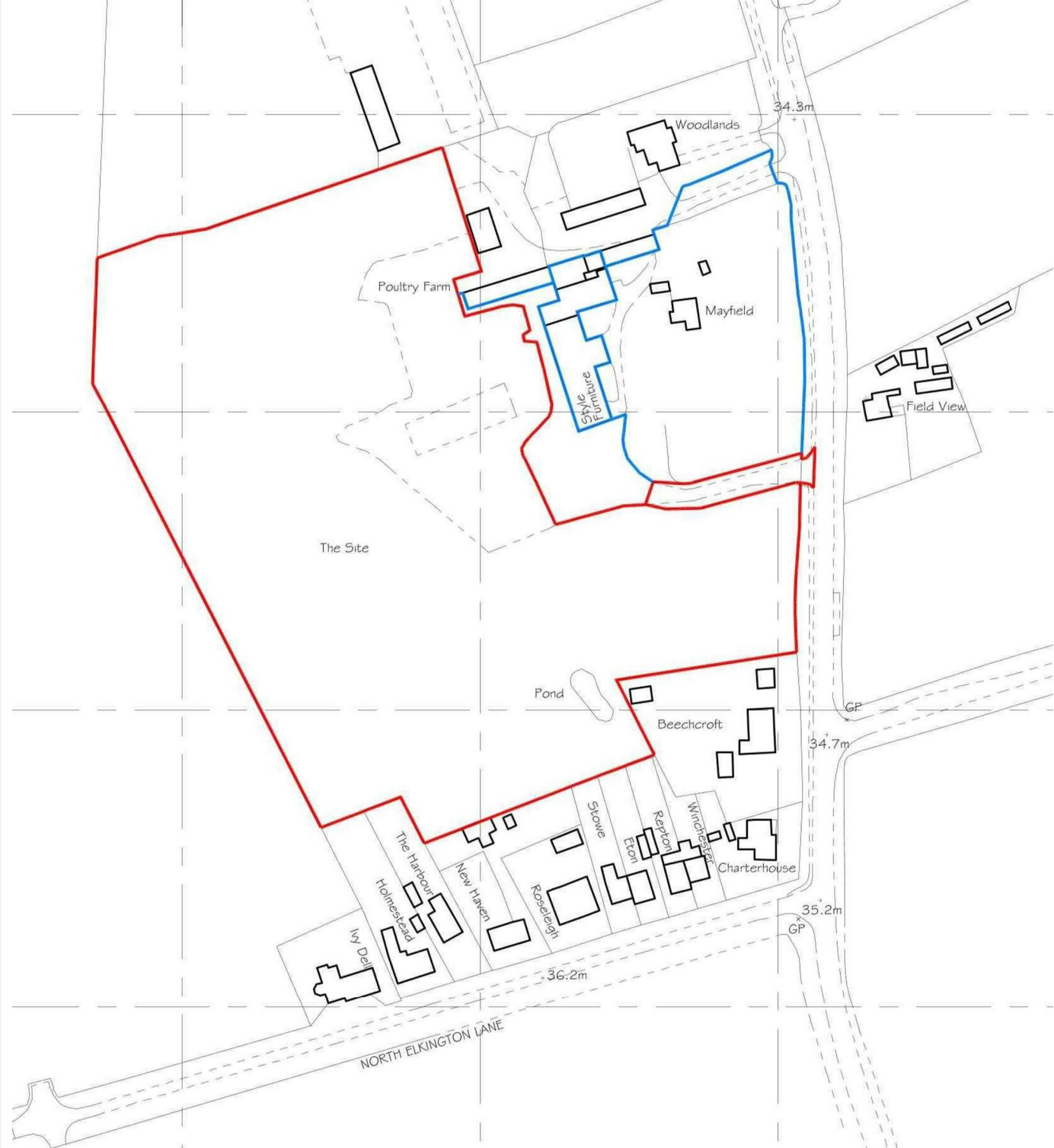
Main Road | Fotherby
Louth | LN11 0TD

Guide Price £550,000

Nestled in the charming and popular village of Fotherby, this rare opportunity offers 7.72 acres of Land with the benefit of Planning Permission being granted for the siting of 18no. caravan/lodges (for holiday purposes).

The land is ideally situated, providing a tranquil escape while still being conveniently close to local amenities and transport links. Fotherby is known for its friendly community and scenic landscapes, making it an attractive location.

- Rarely available land with Planning Permission for Tourism Enterprise
- ELDC Planning Application Number: N/052/02126/21
- Full Permission granted for the sitting of 18no. caravans/lodges
- Sought after Lincolnshire village location - close proximity to Louth



Location

Fotherby is a sought after village located at the foot of the Lincolnshire Wolds and in close proximity to the popular town of Louth. Being a market town, Louth boasts a wide range of amenities including, pubs, shops, leisure centre, as well as schools, doctors and dentists. The village itself sits just east of the A16 road, 13 miles (21 km) east from Market Rasen, and 10 miles (16 km) south from Cleethorpes.

Description

PGM&Co are pleased to offer a unique opportunity to purchase 7.72 Acres of Land with Planning Permission for the siting of 18no. caravan/lodges (for holiday purpose only).

The site is located on the edge of the popular Lincolnshire village of Fotherby, with access of Main Road.

Planning

The land, most recently in agricultural use, is being sold with the benefit of Full Planning Permission, reference number: N/052/02126/21 (East Lindsey District Council dated 01/01/2024). The Permission has been granted for siting of 18no. static caravan/lodges (for holiday purposes only), with timber decked areas and parking for two cars.

The lodges/caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.



The development shall be carried out in accordance with the Planning Permission to include approved drawings (per the planning information) as published for identification purposes in these Particulars of Sale.

Full Planning details are available from the Selling Agent.

Access

The purchaser will be responsible for the construction of the internal access roads in the development.

Rights of Way

PLEASE NOTE

There is a third party right of way, with or without vehicles, over the land identified as 'gravel vehicular access' and 'gravel car park' (shaded brown on the enclosed plan). In addition the third party has a right to park vehicles of any description at any time up on the car park ('gravel car park' shaded brown on the enclosed plan).

The existing access and car park are included in the sale of the subject property.

Wayleaves, Easements

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

The purchaser will further be responsible for construction of site boundaries.

Overage

The property is offered for sale subject to a Development Overage Clause - placed on the area of land to the east of the site, being 50m from the boundary adjoining the highway to the east (hatched yellow for identification purposed only on the enclosed plan).

This stipulates an Overage payable of 25% of any uplift in value for a period of 50 years, on grant of a Planning Permission, other than that already granted under reference number: N/052/02126/21, as referred to in these Particulars of Sale.

Services

Mains services, including mains drainage, are believed to be in close proximity to the property.

Prospective purchasers should make their own enquiries in this regard.

Community Infrastructure Levy

The purchaser shall be liable for the Community Infrastructure Levy (where applicable).

Plans

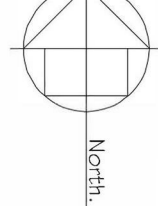
The plans as published are for identification purposes ONLY and are Not to Scale.

Buyer Identity Check

Prospective purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Interested parties are permitted to view the property on foot, during daylight hours with a set of particulars to hand.



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 - Tree Type C proposed Holly (*Ilex aquifolium*)
- Trees - all standard trees 8-10m girth, 2750-3000mm high with 1600mm clear stem, pot size 35 - 65 litres
- All planting to be carried out within the first planting season following the completion or occupation of the caravan (whichever comes first). Any dead or diseased plants, trees or shrubs should be removed and replaced within the first five years following completion.
- Laurel Cherry (*Prunus laurocerasus* 'rotundifolia')
- All plants to be 40 - 60cm x 14 l wugs and 2 litre container grown.
 - All plants should be protected by 600mm spiral guards and supported by 90cm bamboo canes. Planting should be in two, staggered rows, 45cm apart and each plant at 30cm intervals

LANDSCAPING:

Trees to be adequately supported by two stakes and crossbar with rubber block and belt ties. Provide mulch of composted woodchip (minimum depth 75mm) around each and every tree to a minimum radii of 1000mm from the trunk.

Areas to be landscaped to be fully prepared and cultivated prior to planting. Remove all debris, building materials and the like, remove all weeds and robinate the area thoroughly. Import topsoil (to comply with BS 3882) and rotavate into the areas along with suitable nutrients as necessary.

Trees to be maintained during the first year of establishment. Any losses or failure to be replaced within a five year period following the date of planting. Plants to be maintained for a minimum period of five years to include replacement if necessary to ensure satisfactory establishment.

All planting shall be in accordance with BS 4428 'Code of Practice for General Landscape Operations', size, quality and handling to be as per the 'horticultural Trades Association National Plant Specification Scheme'.

Maintenance during the first five years of establishment to include: removing weeds within the landscaped areas, re-mulching as necessary, checking and adjusting or removing tree ties as necessary, watering to be carried out at two week intervals for

A wooden stake (1200mm, 100mm dia) is to be placed into the pit, not through the rootball, at 45 degree angle. The trunk is to be secured to the stake with a plastic buckle or with a rubber spacer. The newly planted trees to be watered slowly to moisten the root ball thoroughly.

A clear spiral guard is to be placed around the base of the tree to deter blowing.

no maching soil to be used and only hand digging undertaken, when excavating beneath the crown spread of any trees, unless consent is first given by the Local Planning Authority. Roots exposed over 25mm in diameter should be carefully retained undamaged and protected (i.e. from unnecessary damage and drying out. All buckling down exposed roots shall also use tree soil or washed sand

Surface water disposal to be carried in compliance with ROY LOBLEY CONSULTING (Specialists in Flood Risk Management) OUTLINE SUSTAINABLE DRAINAGE STRATEGY referenced R10093/050501 and dated 15/03/22.

The conclusion is as follows:-

The method of surface water drainage proposed is a full Sustainable Drainage System, utilising the natural field drainage and not increasing the run off into the existing system.

It is recommended that the:

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LANDSCAPING continued:

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No works, i.e. levelling, storage, excavation, etc. will be permitted between the drip line and line of protection.

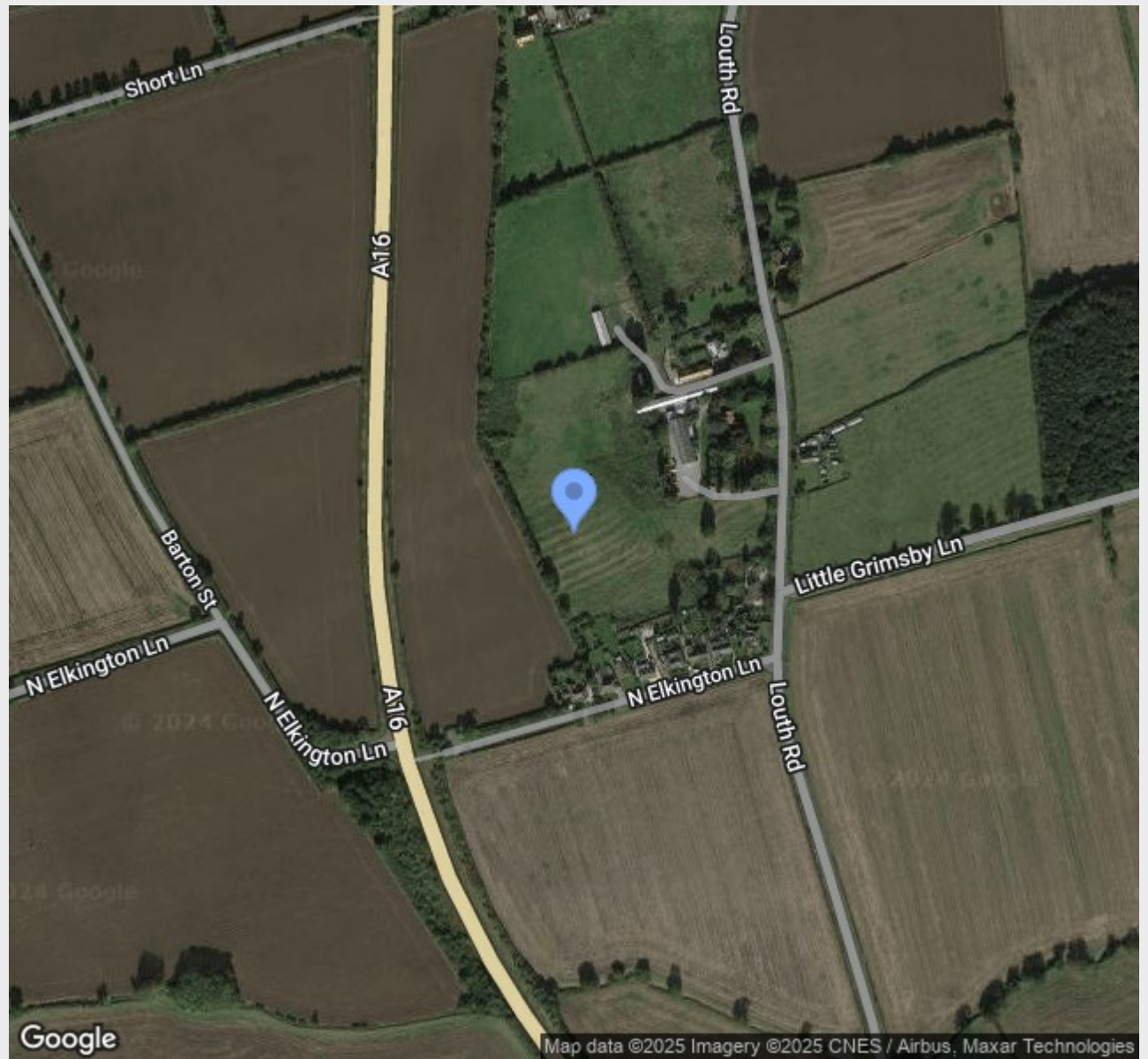
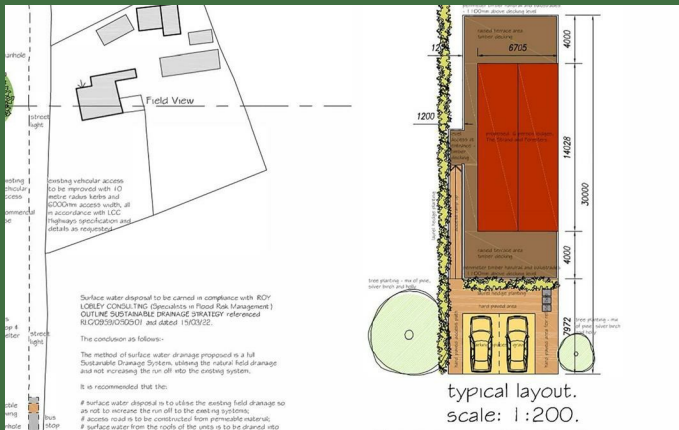
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No development (including ground scraping, excavation, ground raising or storage of materials and equipment) shall occur within root protection areas of ALL existing tree trunks and 2m of boundary hedging to the site. Before works commence the root protection areas around the trees as specified above shall be fenced off for the extent of construction and not moved to protect the trees. No trees or hedging shall be removed from the



GP

34.7m



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 www.perkinsgeorgemawer.co.uk

Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.