



Dovecote House Plot, Mavis Enderby
Lincolnshire





Additional 6 acres available
by separate negotiation

KEY FEATURES

1. ORCHARD
2. FAMILY GARDEN
3. MAIN LAWN
4. EXTENSIVE OUTDOOR ENTERTAINING
5. GARAGES AND DRIFTWOOD STORAGE
6. EXISTING FIELD ENTRANCE RETAINED AS ACCESS
7. WILDLIFE FENCE
8. BATTERIES UP WILLOW PLANTING WITHIN THE FIELD
9. PLANTER TREES TO ENTRANCE
10. NEW WILLOW PLANTING
11. SCULPTURE PLANTING - TREES AND UNDERPLANTING



Dovecote House Plot

Mavis Enderby, Spilsby, PE23 4EL

Opportunity to acquire 5 Acre plot in open countryside with planning consent for an architecturally significant and eco-friendly 'Paragraph 79' house with views across the Lincolnshire Wolds AONB and as far as the Boston Stump.

A further 6 acres is available by separate negotiation.

VIDEO AND PANORAMIC VIEW

<https://roundme.com/tour/627353/view/1991465/>

<https://vimeo.com/465844689>

LOCATION

The property is to the south west of Mavis Enderby a small village on the southern slopes of the Lincolnshire Wolds. It is accessed from either the B1195 and Spilsby Hill Lane which leads to the historic village of Old Bolingbroke.

Spilsby – 2.5 miles

Louth – 18 miles

Lincoln – 30 miles

Humberside Airport – 38 miles

(Distance are approximate)

SITUATION

The property is situated with commanding views of the rolling hills of the Lincolnshire Wolds. The area has thriving market towns with their grammar schools and quiet villages with great walking and cycling.





The locality is synonymous with the likes of Alfred Lord Tennyson who lived less than five miles away, Henry IV of England who was born in Old Bolingbroke Castle only a mile away, and Spilsby was the birth place of the famous explorer Sir John Franklin who owned Southfield Farm which lies immediately south of this property.

PROPOSED ACCOMODATION

The proposed house balances the functional requirements of a family home with the aspirations for an innovative and exemplary low carbon dwelling built to Passivhaus standards.

The accommodation includes open living with separate entrance hall, utility, office, and WC. The central architectural stairs leads to 5 double bedrooms with 3 ensembles and family bathroom. There is separate garaging and store and the gardens are landscaped.

The whole structure is timber with steel screw pile foundations because the intention is to use no concrete or cement in the whole construction. There are vernacular materials low stone walls, glass, timber, plaster, pargetting on the gables and a zinc roof.

Prospective purchasers should request plans and the design statement from the agent to fully understand the design principals.

PLANNING PERMISSION

Full Planning Permission was granted on 12/12/2019 by East Lindsey District Council under Ref: N/119/02264/19. A copy of the Decision Notice and approved plans are available from the Agents Horncastle office, or online at www.e-lindsey.gov.uk. Further specific enquiries should be made to East Lindsey District Council Tel: 01507 601111.





SERVICES

There are no services currently connected but water is believed to be in the Spilsby Hill Lane and electric lines cross the property at the eastern end. There is no mains sewer or gas in the locality. Prospective purchasers should satisfy themselves to the suitability of all connections.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not. The timber, mineral and sporting rights are included in the sale so far as they are owned.

TENURE

The freehold title (Registered under title LL183070) is available with vacant possession upon completion.

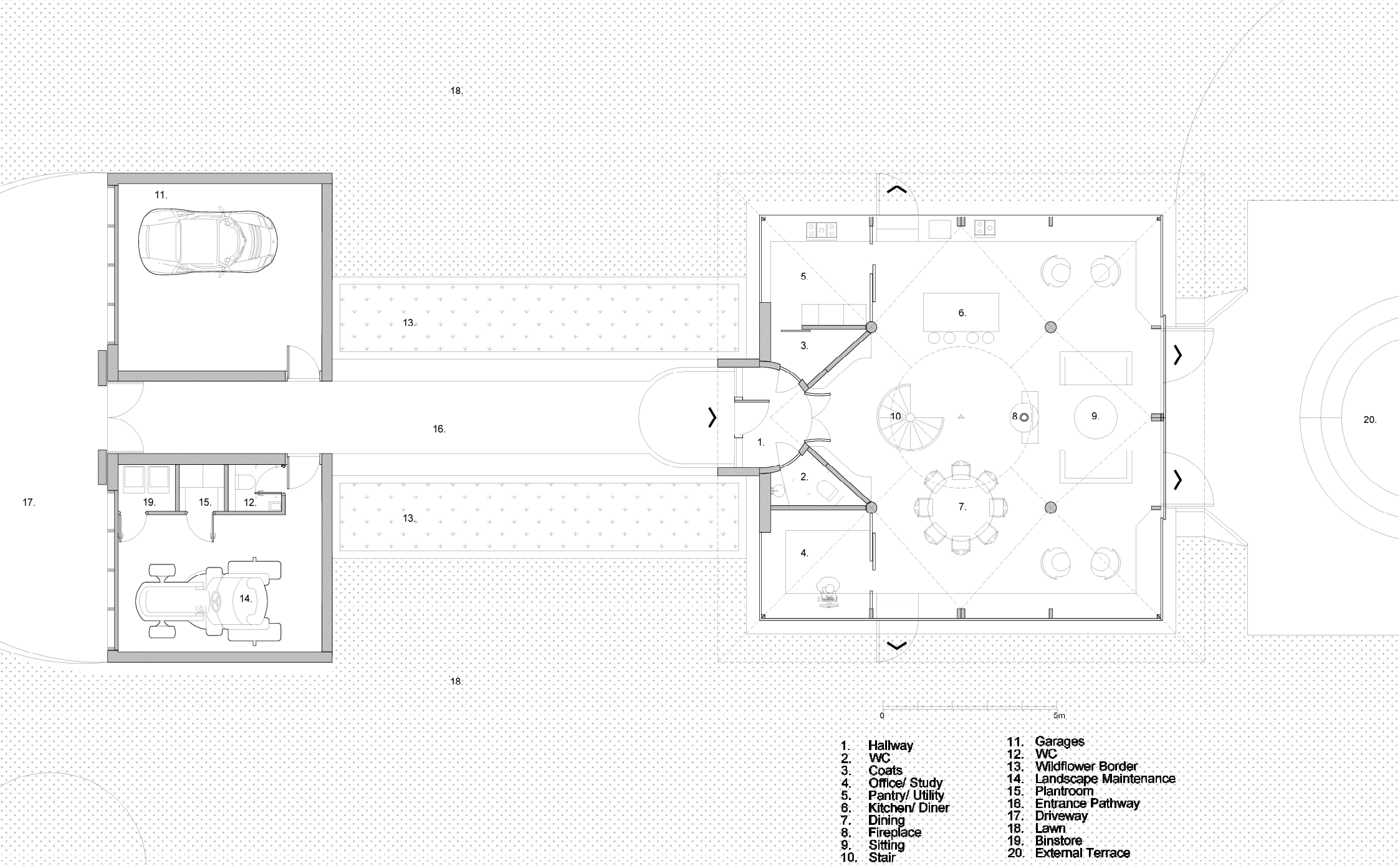
VIEWING

Viewing is by appointment only and interested parties should contact the Agent.

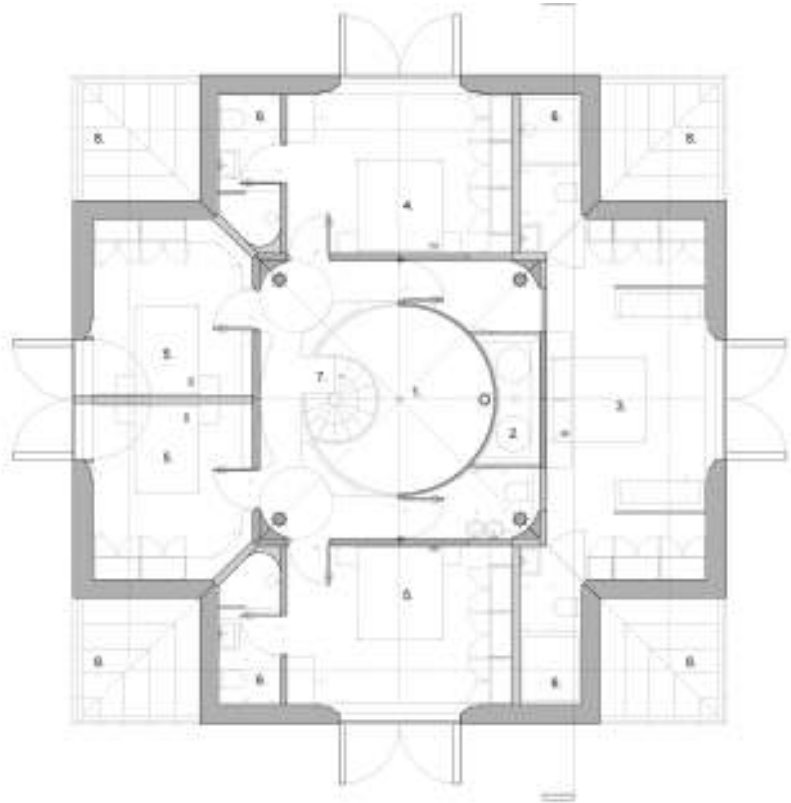
AGENT

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These details were prepared in October 2020



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|--------------------|------------------------|
| 1. Void | 8. Zinc Eaves |
| 2. Family Bathroom | 9. Photovoltaic Panels |
| 3. Master Bedroom | 10. Sedum Roof |
| 4. Guest Bedroom | |
| 5. Bedroom | |
| 6. Ensuite | |
| 7. Stair | |



DISCLAIMER

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