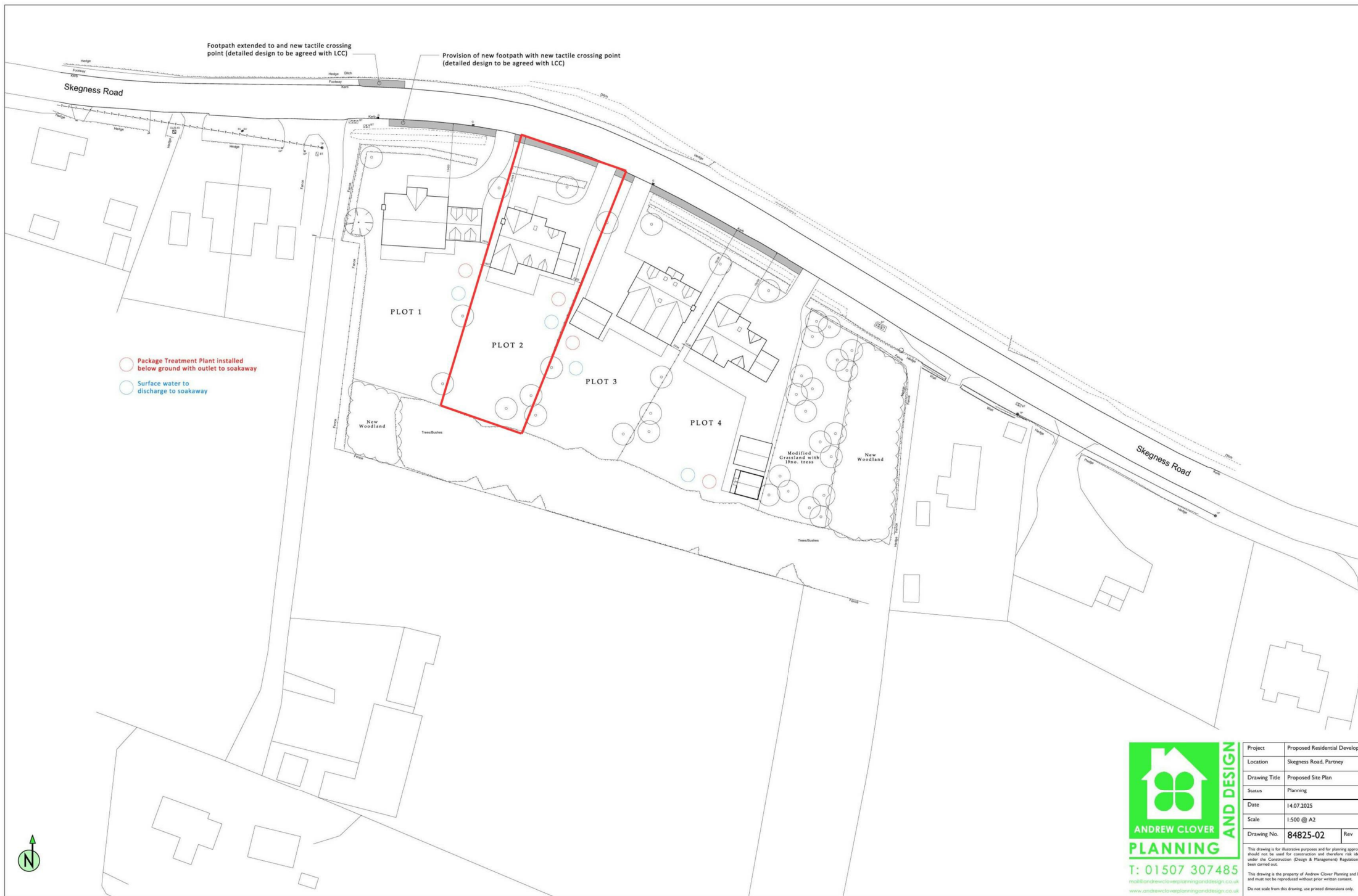



ANDREW CLOVER
PLANNING AND DESIGN
T: 01507 307485
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www.andrewcloverplanninganddesign.co.uk

Project	Proposed Residential Development
Location	Skegness Road, Partney
Drawing Title	Plot 2
Status	Planning
Date	14.07.2025
Scale	1:100 @ A2
Drawing No.	84825-04
Rev	
<small>This drawing is for illustrative purposes and for planning approval only. It should not be used for construction and therefore risk identification under the Construction (Design & Management) Regulations has not been carried out. This drawing is the property of Andrew Clover Planning and Design Ltd and must not be reproduced without prior written consent. Do not scale from this drawing, use printed dimensions only.</small>	

PLOT 2, SKEGNESS ROAD, PARTNEY
FIXED ASKING PRICE £125,000



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Project	Proposed Residential Development	
Location	Skegness Road, Parney	
Drawing Title	Proposed Site Plan	
Status	Planning	
Date	14.07.2025	
Scale	1:500 @ A2	
Drawing No.	84825-02	Rev

This drawing is for illustrative purposes and for planning approval. It should not be used for construction and therefore risk identified under the Construction (Design & Management) Regulations has been carried out.

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Do not scale from this drawing, use printed dimensions only.

Planning Permission

With full planning permission granted for an exclusive detached property with a garage which internally comprises an open plan kitchen dining living area, additional lounge, study, utility and ground floor shower room. To the first floor there are four double bedrooms with an en-suite and dressing area to bedroom 1, along with an additional family bathroom.

Location

The charming village of Partney is situated on the edge of the Lincolnshire Wolds surrounded by stunning countryside, a designated an Area of Outstanding Natural Beauty. The village is within easy reach of the quaint market town of Spilsby, which is approximately 16 miles to the popular town of Louth and only 13 miles to the coastal town of Skegness. The village of Partney has a primary school and parish church, whilst other amenities are only a short drive away.

Planning Reference

02768/25/FUL

Services

The plot benefits from a 3-phase electrical supply in place.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

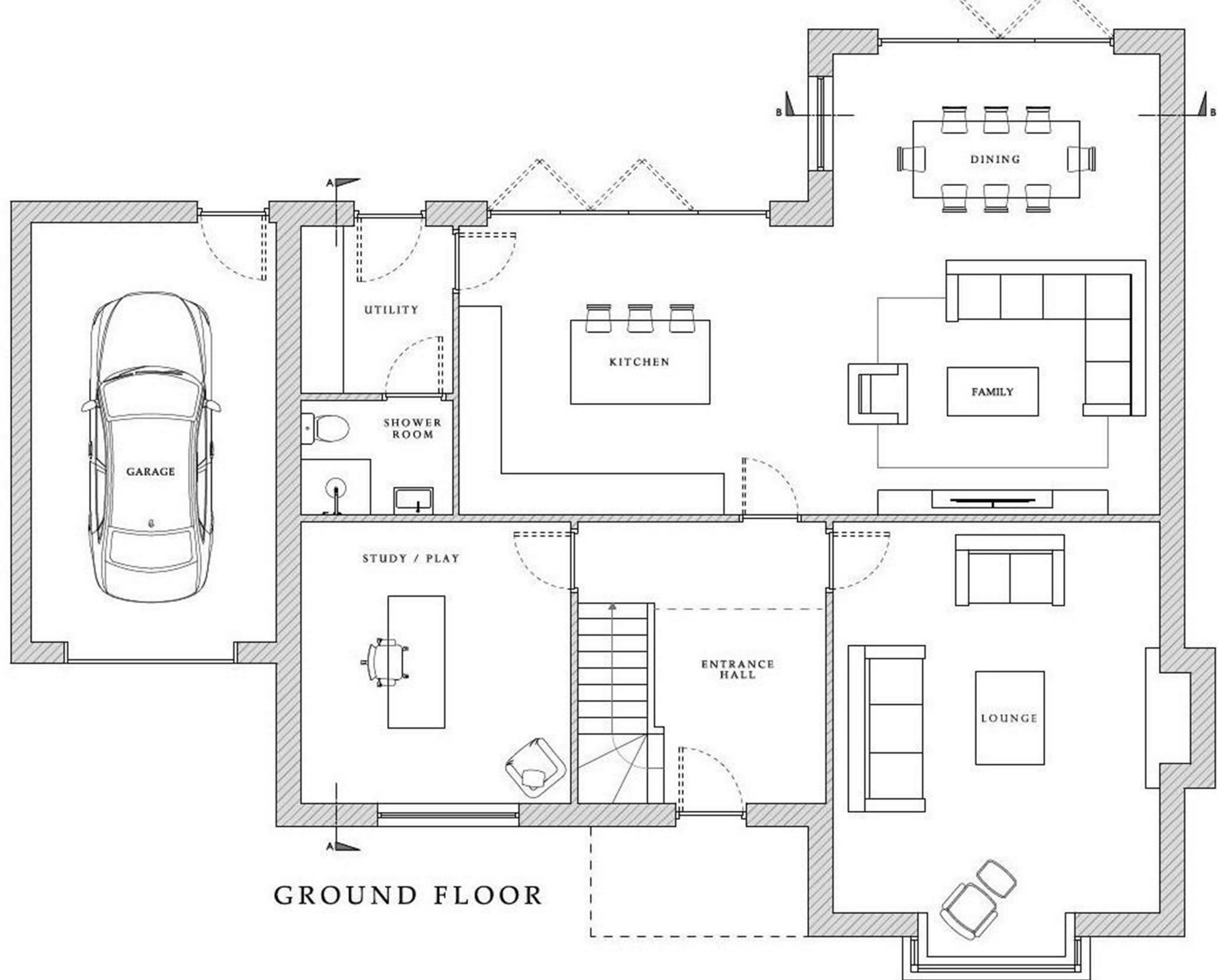
Saturday 9:00am to 1:00pm

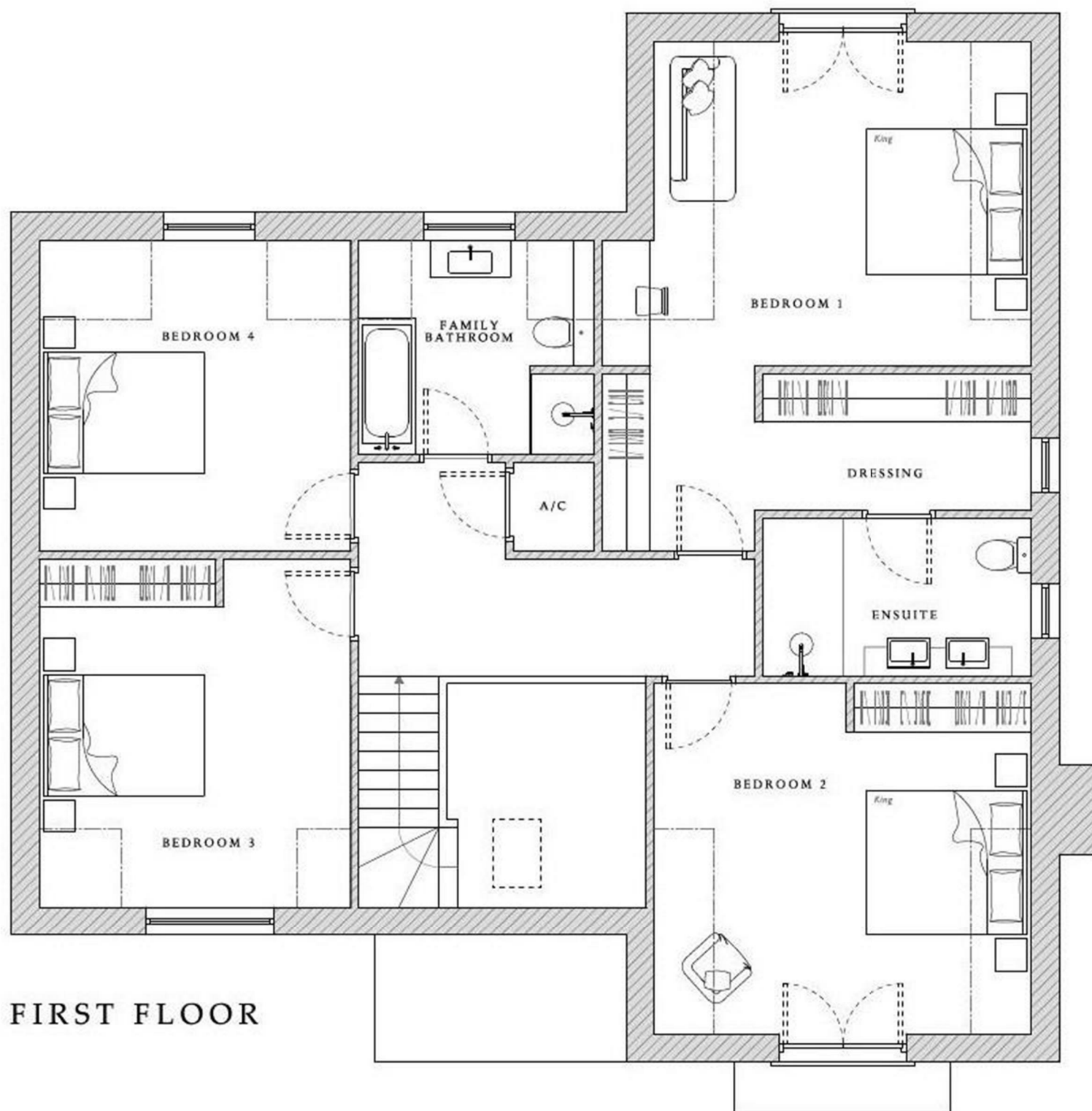


FRONT ELEVATION



REAR ELEVATION







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk