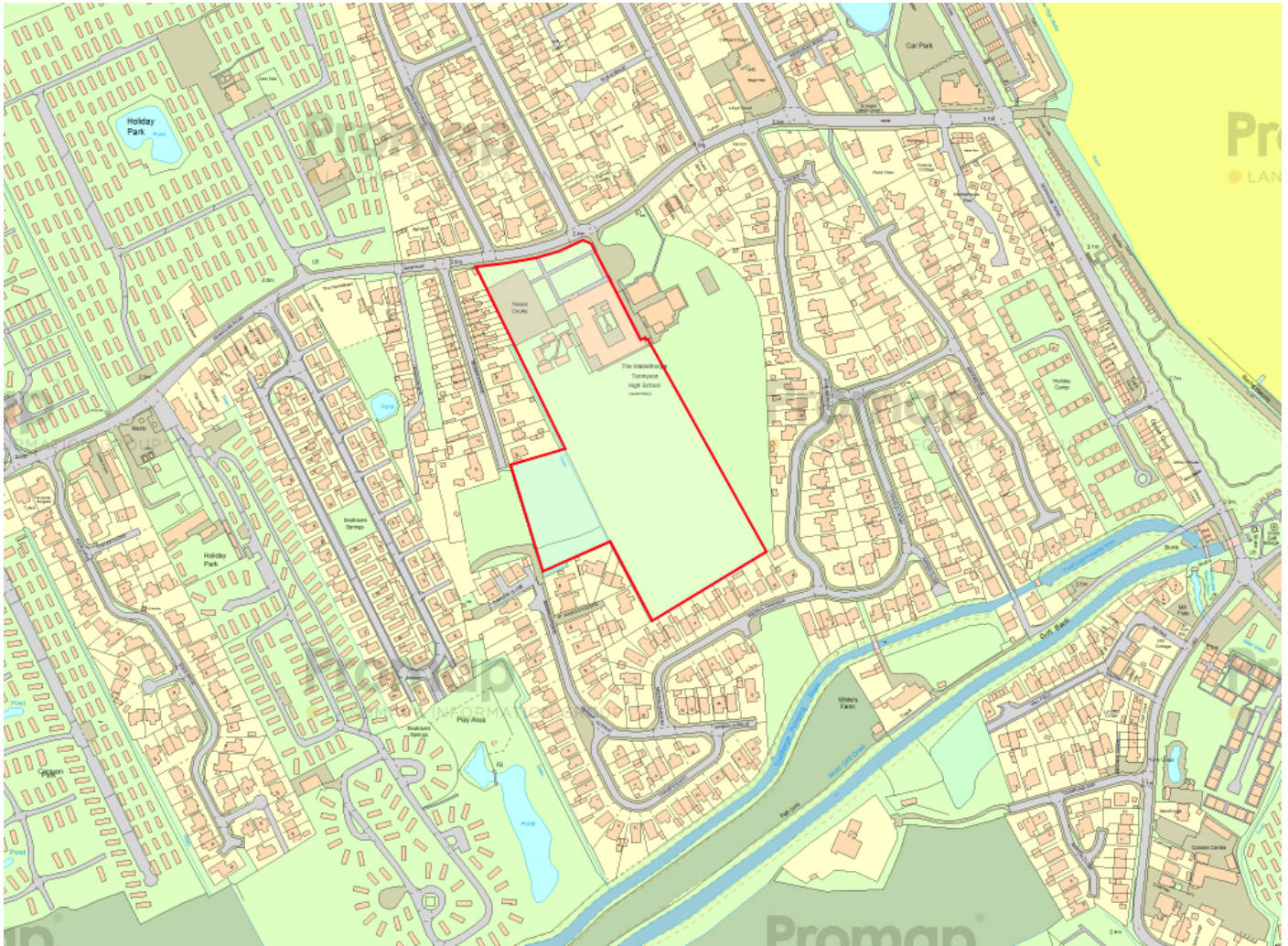


# Vacant Former School Site Extending to 8.2 Acres, 3.3 Hectares with Development Potential

Former Mablethorpe Monk's Dyke Tennyson College | Seaholme Road | Mablethorpe | Lincolnshire | LN12 2DF



Coastal Town Resort  
Site Available with Vacant Possession  
92m of Road Frontage

For Sale Freehold With Vacant Possession  
£825,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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### Location...

The popular coastal resort of Mablethorpe is located on the East Lincolnshire coast within the administrative boundary of East Lindsey.

The town has a permanent population of approximately 12,500 residents and greatly expanded footfall during the tourist season. The town has a range of amenities including a strong retail offering, good leisure facilities and schools.

The site is located at the southern end of the town in an area of primarily residential housing approximately 400m to the west of the coastline.

Immediately to the east is the Springwell Alternative Academy Mablethorpe educational facility. To the west of the site is Marian Avenue.

### Site...

The site comprises two separate titles enjoying approximately 92m of road frontage on Seaholme Road, with an average site depth of 290m, to the side of which is an additional parcel of land which is approximately rectangular extending to a width of 84m by 50m (average measurement). The total site area extends to 8.2 Acres (3.3 Hectares).

### Method of Sale...

The site is being offered for sale Freehold by way of Private Treaty at £825,000. Unconditional offers would be preferred but conditional offers will be considered.

### Legal Costs...

Each party is to be liable for their own legal costs in regards to the transaction.

### Agent's Note...

In addition to the existing boundary obligations under the respective title deeds, the Purchaser shall be responsible for erecting and maintaining 2.4m paladin fencing along the site's eastern boundary, which shall be undertaken following appropriate liaison with the neighbouring school.

Copies of the title deeds containing restrictive covenants are available on request.

### Outgoings...

The site has a Rateable Value of £94,500. Full details are available on request.

### Town and Country Planning...

It is considered the site is suitable for various uses, subject to planning permission.

Interested parties are advised to contact East Lindsey District Council's Planning Department (01507 613157) to make their own enquiries.

### VAT...

The client reserves the right to charge VAT on any sale.

### Viewing...

All viewings are to be made by appointment through the agent.

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