

Buy. Sell. Rent. Let.



Trusthrope Road, Sutton on Sea



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When it comes to
property it must be


lovelle



£1,150,000



Lovelle offers for sale this fantastic investment opportunity. LAND WITH PLANNING PERMISSION. The Land at the rear of Ryde House, the land is approx. 15 acres (sts). Planning permission has been granted for change of use of the land for the siting of 54 static caravans - Planning reference (N/110/00643/22). The property itself is a four bed one with ensuite detached house.**NOT TO BE MISSED!!**

Key Features

- Perfect Investment Opportunity
- PLOT OF LAND
- CHANGE OF USE PLANNING FOR THE SITING OF 54 STATIC CARAVANS
- Detached House
- Four Bed One With En Suite
- Within Walking Distance To The Beach
- EPC rating C
- Tenure: Freehold





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Land

The Land at the rear of Ryde House, the land is approx. 15 acres (sts) and under planning reference N/110/02489/18, planning permission is in place for change of use of the land for the siting of 54 static caravans, excavation of land to form a fishing and wildlife pond to be used by visitors to the caravans site and a walk/cycle path. Along with alterations to the existing vehicular access off Trusthorpe Road to include the removal of the extension to Ryde House. The link to the East Lindsey planning portal can be found below where full planning documents can be found.

Ryde House Accommodation

Entrance Hall

2.79m x 2.93m (9'2" x 9'7")

Entry via Upvc door, window to side elevation, radiator, power points and door into;

Lounge

4.83m x 5.94m (15'10" x 19'6")

Window to front elevation, spacious room, light and airy, radiator, power point, tv points and entry into all rooms.

Utility Room

2.94m x 1.76m (9'7" x 5'10")

Window to side elevation, worktop with plumbing and space for washing machine, radiator, power points and door into;

WC

1.77m x 1.77m (5'10" x 5'10")

Obscure window to side elevation, a two piece suite comprising of WC, pedestal wash hand basin, partly tiled walls and housing the boiler.

Second Reception Room

4.21m x 7.83m (13'10" x 25'8")

Window to rear elevation, double opening 'French' doors leading out to the rear garden, power points, radiator, tv points and electric feature fire.

Kitchen

5.47m x 3.33m (17'11" x 10'11")

Window to side elevation, fitted kitchen with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, space for cooker, extractor hood, partly tiled walls, space for fridge freezer, power points , radiator and double opening 'French' doors leading out to the rear garden.

Office

3.97m x 3.63m (13'0" x 11'11")

Windows to front and side elevation, radiator, power points and tv point.

Landing

6.73m x 0.99m (22'1" x 3'2")

Access to all rooms.

Bedroom One

4.19m x 3.6m (13'8" x 11'10")

Window to rear elevation, double bedroom, radiator, power points and tv point. Door into;

En Suite

Obscure window to side elevation, three piece suite comprising of bath with shower over, WC , wash hand basin, extractor fan and radiator.

Bedroom Two

4.22m x 4.18m (13'10" x 13'8")

Dual aspect windows to side and rear elevation, double bedroom , power points, tv point and radiator.

Bedroom Three

4.88m x 3.14m (16'0" x 10'4")

Dual aspect windows to side elevations, double bedroom, power points, tv point and radiator.

Bedroom Four

2.97m x 2.97m (9'8" x 9'8")

Window to side elevation, double bedroom , power points, tv point and radiator.

Family Bathroom

2.76m x 3.05m (9'1" x 10'0")

Obscure window to side elevation, four piece suite comprising of bath, shower cubicle, WC, pedestal hand wash basin, radiator and extractor fan.

Front

To the front of the property is a spacious driveway laid to concrete allowing several vehicles to park.

Rear

To the rear of the property you will find a lawned garden with a patio area. The garden is private with fencing to all sides.





Agents Note

The 4 bed detached house is currently let on a rolling assured shorthold tenancy (AST), generating a weekly rental income of £160. It is a requirement as part of the planning permission that an extension to the house is demolished and therefore would require a redesign.

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Location

Sutton On Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops and businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approximately 3 miles to the north and has additional amenities including a cinema and sports centre. Secondary Schools both Grammar and comprehensive can be found at the market town of Alford approximately 6 miles away.

Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this.

The Property Is Placed In Tax Band C

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 for 1.7 miles, Turn right onto Trusthorpe Road, follow the road and the property can be found on the right hand side.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

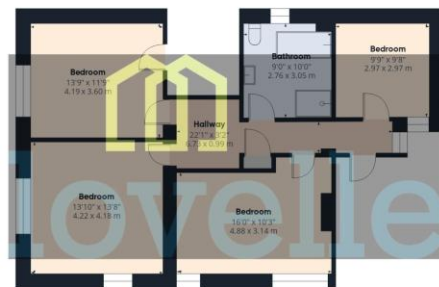
Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





Floor 0



Floor 1

Approximate total area⁽¹⁾

2090 ft²

194.2 m²

Reduced headroom

3 ft²

0.3 m²

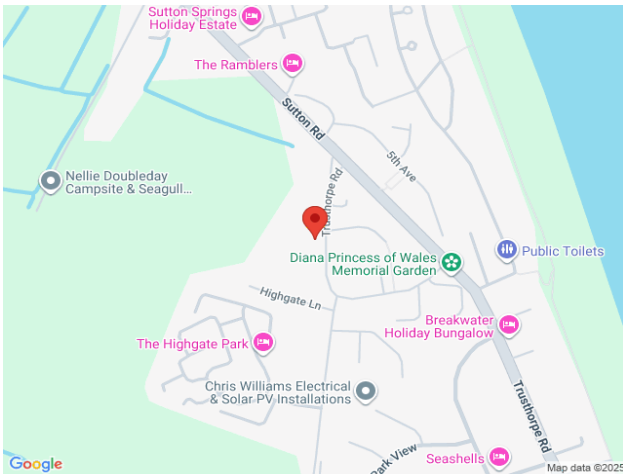
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



When it comes to **property**
it must be

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