



Grazing Farm and Land (Class Q Development Opportunity)

Faulkers Lane, Burgh le Marsh, Skegness, Lincolnshire

Willsons
SINCE 1842

Grazing Farm and Land
Faulkers Lane, Burgh le Marsh
Skegness, Lincolnshire PE24 5HW

“AGENT’S COMMENTS”

Willsons are excited to be able to offer for sale an attractive and unique opportunity to develop an existing steel portal framed building which now has the benefit of Class Q Development Rights.

The site is set in approximately 1.60 acres and is situated on Faulkers Lane, with stunning open views of surrounding countryside with no neighbours in close proximity.

The property is being offered for sale by Private Treaty

Guide Price: £195,000

FURTHER DETAILS FROM THE AGENTS

Willsons
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Mob: 07526 951099

Email: jackb@willsons-property.co.uk



Willsons
— SINCE 1842 —

SITUATION AND ACCESS

The property is situated in the Parish of Burgh le Marsh and has direct road frontage access onto Faulkers Lane, being a publicly maintained highway. The property has two accesses, one to the west and one to the east, of which the vendors shall grant a Right of Way over the area edged blue on the attached plan.

The property is clearly marked with a 'For Sale' board, positioned at the opening to the site, which should aid with identification.

What3words: prayers.prowling.printers

PLANNING PERMISSION

Class Q permitted development has been granted for conversion of the existing agricultural building situated on the site. The planning application reference number is N/134/00741/24, with the decision Notice dated 2nd July 2024.

The vendors have undertaken a contamination report on the property and have submitted an application to discharge conditions 3, 4, 5 & 6. The application was submitted on 22nd August 2024. The planning application reference number is N/134/00741/24.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

The application and plans have been produced by Andrew Clover Planning and Design.

Andrew Clover

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Email: mail@andrewcloverplanninganddesign.co.uk

SITE DIMENSIONS (approximate)

Frontage width – 75 metres

Depth – 93 metres (max)

Rear width – 45 metres

BOUNDARIES

The boundary to the north of the building is to be fenced by the vendors prior to completion. The other boundaries are visible when onsite. The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

HM LAND REGISTRY

The land is registered by HM Land Registry having title No. LL405375.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is crossed by a public footpath on the western boundary.

We are not aware of any other rights which affect the land; however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion.

SERVICES

We understand that mains water is connected to the site. Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

The vendors will grant a Wayleave agreement for an electricity connection over their adjoining land, subject to mutual agreement at the appropriate time.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

VIEWING

We ask all interested parties to contact our Alford office to register their interest before viewing the property and we ask that all viewings are made at a reasonable time of day during daylight hours and that you have a set of particulars to hand. We reiterate that when on site, all parties are responsible for their own safety and view entirely at their own risk and neither the vendor nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the property.

VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LOCAL AUTHORITIES

Lincolnshire County Council

01522 552222

East Lindsey District Council

01507 601111

Lindsey Marsh Drainage Board

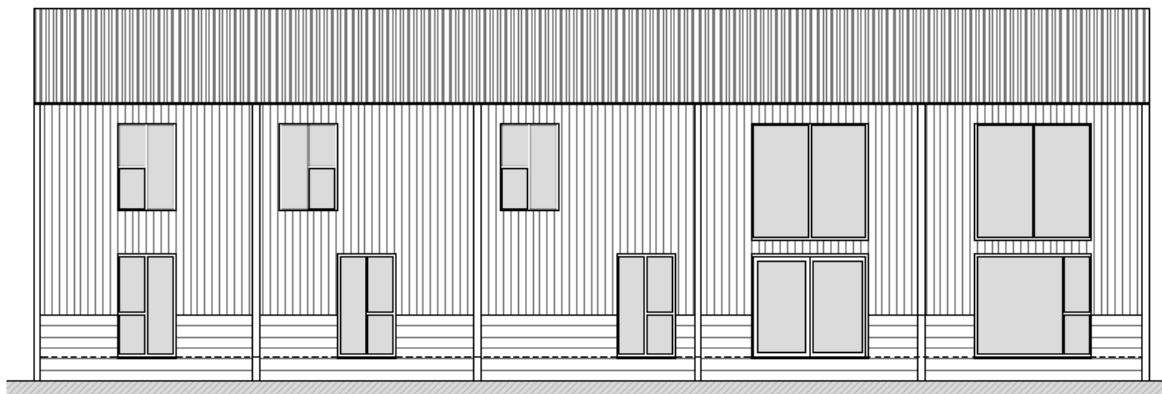
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Anglian Water

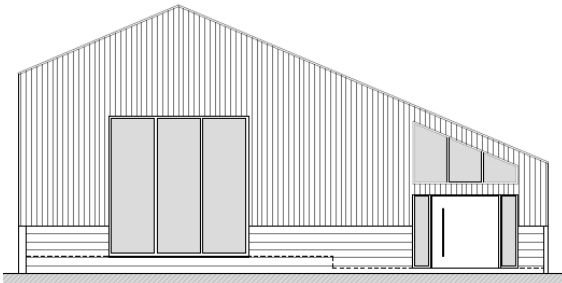
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Western Power

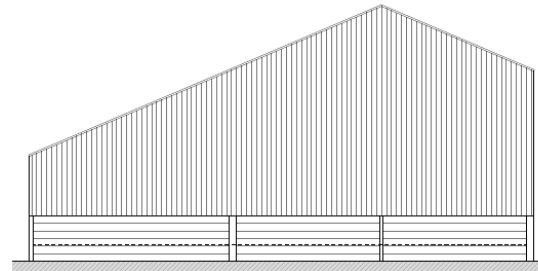
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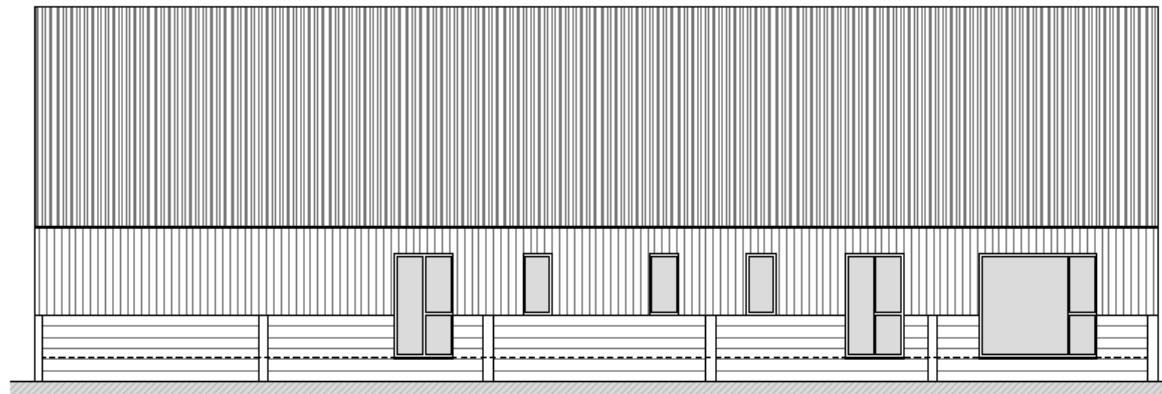
WESTERN ELEVATION



SOUTHERN ELEVATION



NORTHERN ELEVATION

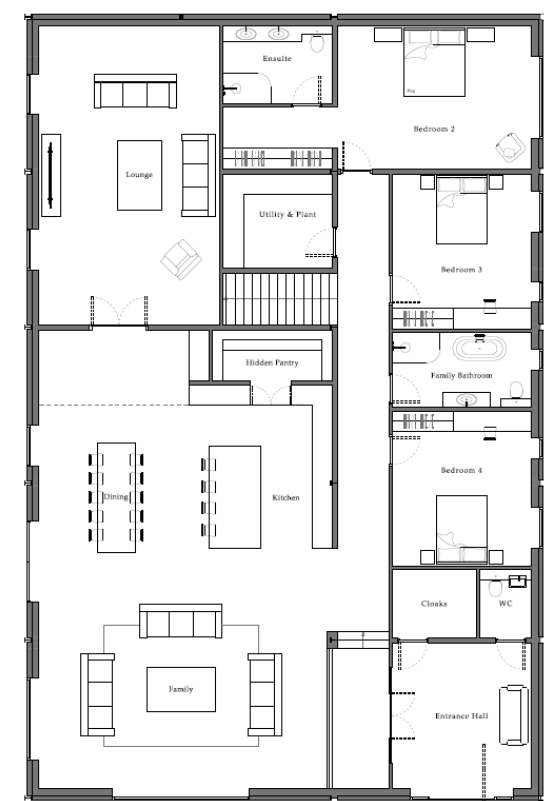


EASTERN ELEVATION

FIRST FLOOR PLAN



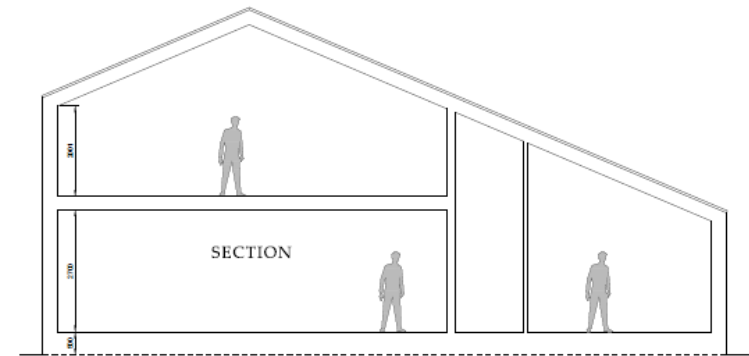
GROUND FLOOR PLAN



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SECTION

Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

