

LOCATION

Burgh le Marsh is a small town in Lincolnshire now by-passed by the A158 on the eastern fringe of the Lincolnshire Wolds about 4.5 miles west of Skegness. It has a good range of local facilities including a primary school, convenience shopping and public houses / restaurants. Burgh has a population of about 2,350 and lies within the catchment of Skegness Grammar School. The National Trust property, Gunby Hall lies just to the north east of Burgh le Marsh.

Wildshed Lane is a rural road off Wainfleet Road to the south of the town centre just 300m (350 yds) from the St Peter & St Paul Church of England Primary School. To the south of the property is a new development of similar large houses while there is agricultural land to the north and west. There are public footpaths leading into pleasant local countryside.

DESCRIPTION

The property is currently a mix of arable land and pasture which is part of two fields adjoining Linden Drive off Wildshed Lane. The available property is an area of 0.86 hectares (2.1 acres) with a frontage along Wildshed Lane. A public footpath passes through the site which is allowed for in the layout of the development.

PROPOSED DEVELOPMENT

Full planning permission has been granted for residential development of 7 detached houses and 1 dormer bungalow with access off a new private driveway. Further details of the planning permission and layout are available from East Lindsey District Council under planning reference number S/023/01930/19. Further details are also available from the agent. There is no Section 106 obligation or requirement for Affordable Housing.

Interested parties should make their own enquiries of East Lindsey District Council on 01507 601111 for further information in connection with planning.

SERVICES

Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services. The Vendor is supply electricity and water to front the of the site. The cost will be split between each building plot.

TENURE

Freehold with vacant possession upon completion. The vendor will retain rights of access across the private drive to land at the north of the property.

EASEMENT, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this brochure.

GUIDE PRICE

Offers are invited for consideration

Plot 1: UNDER OFFER

Plot 2: SOLD

Plot 3: SOLD

Plot 4: SOLD

Plot 5: UNDER OFFER

Plot 6: £95,000

Plot 7: UNDER OFFER

Plot 8: UNDER OFFER

VAT

Prices quoted in these particulars are net of VAT. As at the date of these particulars we are informed by our client that they have not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

AGENT

William Gaunt
01522 504322
07919 694235
william.gaunt@brown-co.com

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