

Building Plot, r/o 18 Clifford Road,  
Skegness, Lincs, PE25 2DP

**£99,950**

- BUILDING PLOT
- FULL PLANNING PERMISSION FOR 3 BEDROOM DETACHED HOUSE
- CONTEMPORARY DESIGN
- FREEHOLD
- OPEN PLAN LIVING
- TUCKED AWAY LOCATION
- CLOSE TO TOWN CENTRE
- PARKING
- SOUTH FACING GARDEN

BUILDING PLOT With Full Planning Permission for a 3 Bedroom Detached House of contemporary design with En-Suite Master Bedroom and modern open plan living accommodation to the ground floor. With parking area and south facing garden. This plot is situated in a convenient yet "tucked away" location just a short walk to Skegness town centre and the Beach.

### LOCATION

The plot is located to the eastern side of Clifford Road to the rear of No. 18. The site is accessed via a track between No.s 18 & 20.

### TENURE

Freehold.

### RIGHTS OF WAY

The Garage in the southern western corner is owned by an adjoining dwelling and a right of access in their favour will be maintained.

### SERVICES

Services are understood to be available in the road and prospective purchasers are advised to satisfy themselves regarding location and connection.

### AGENTS NOTES

As required in the Estate Agent Act, we advise that the vendor is a relative of an employee of Newton Fallowell.

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

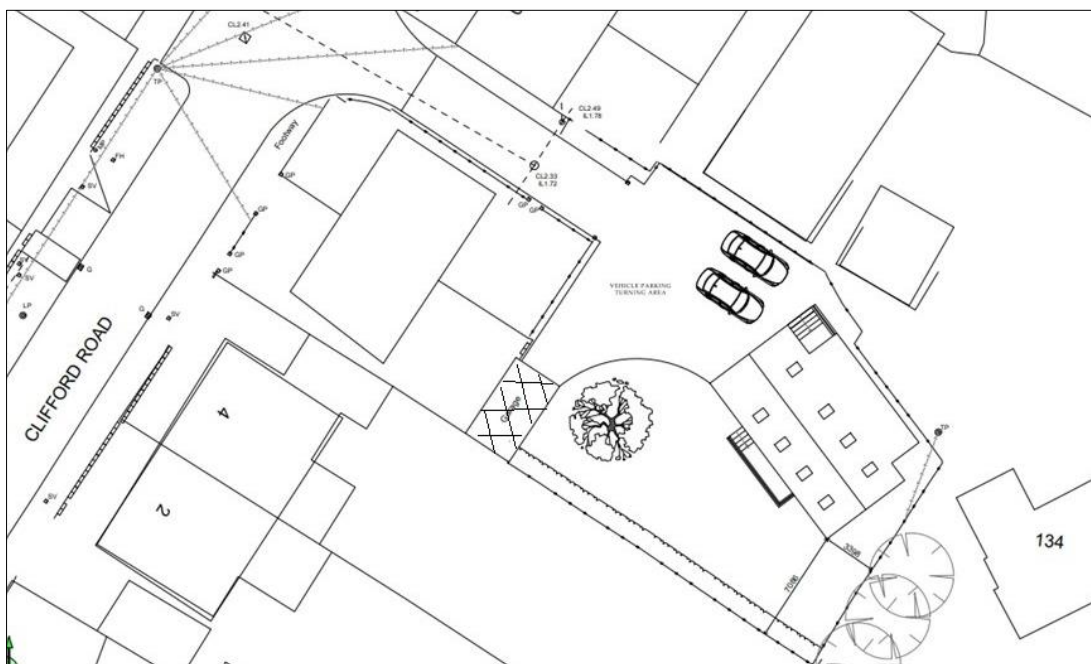
### FULL PLANNING PERMISSION

No. S/153/00404/24 dated 20.01.2025 - Erection of a two storey dwelling.

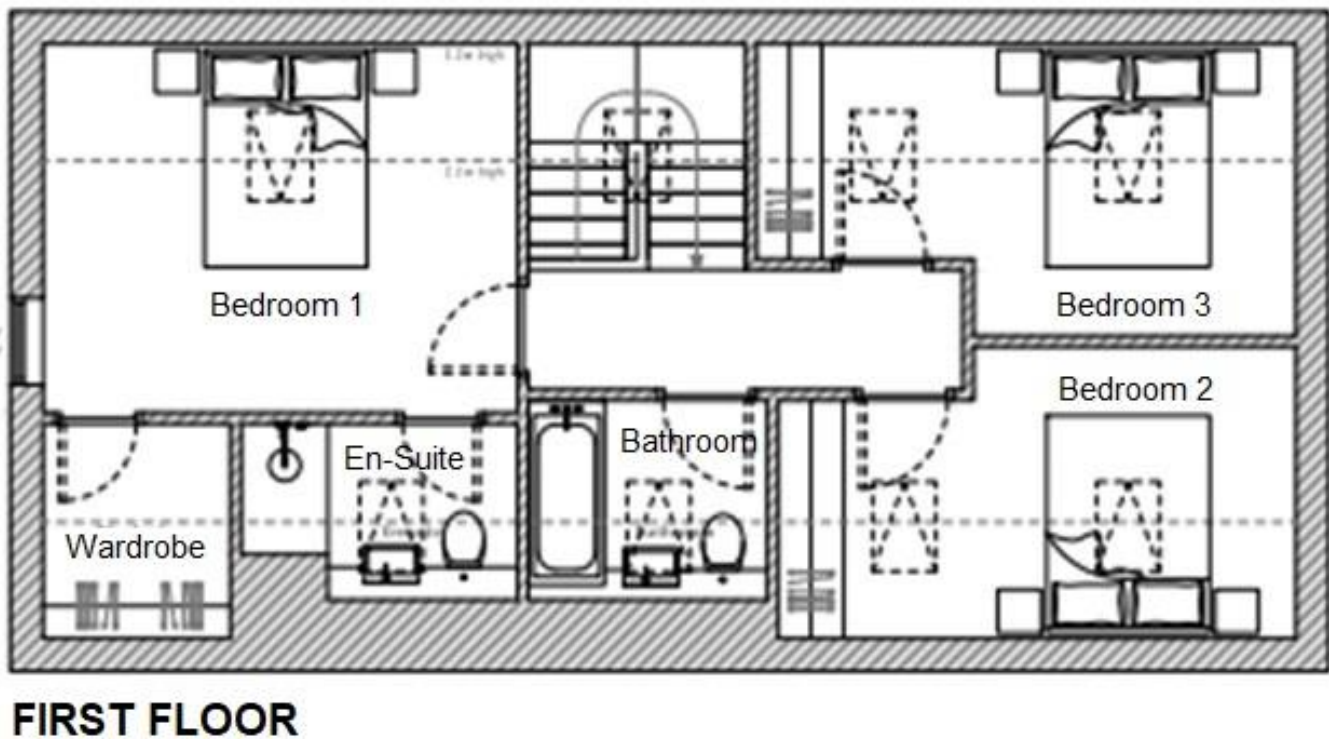
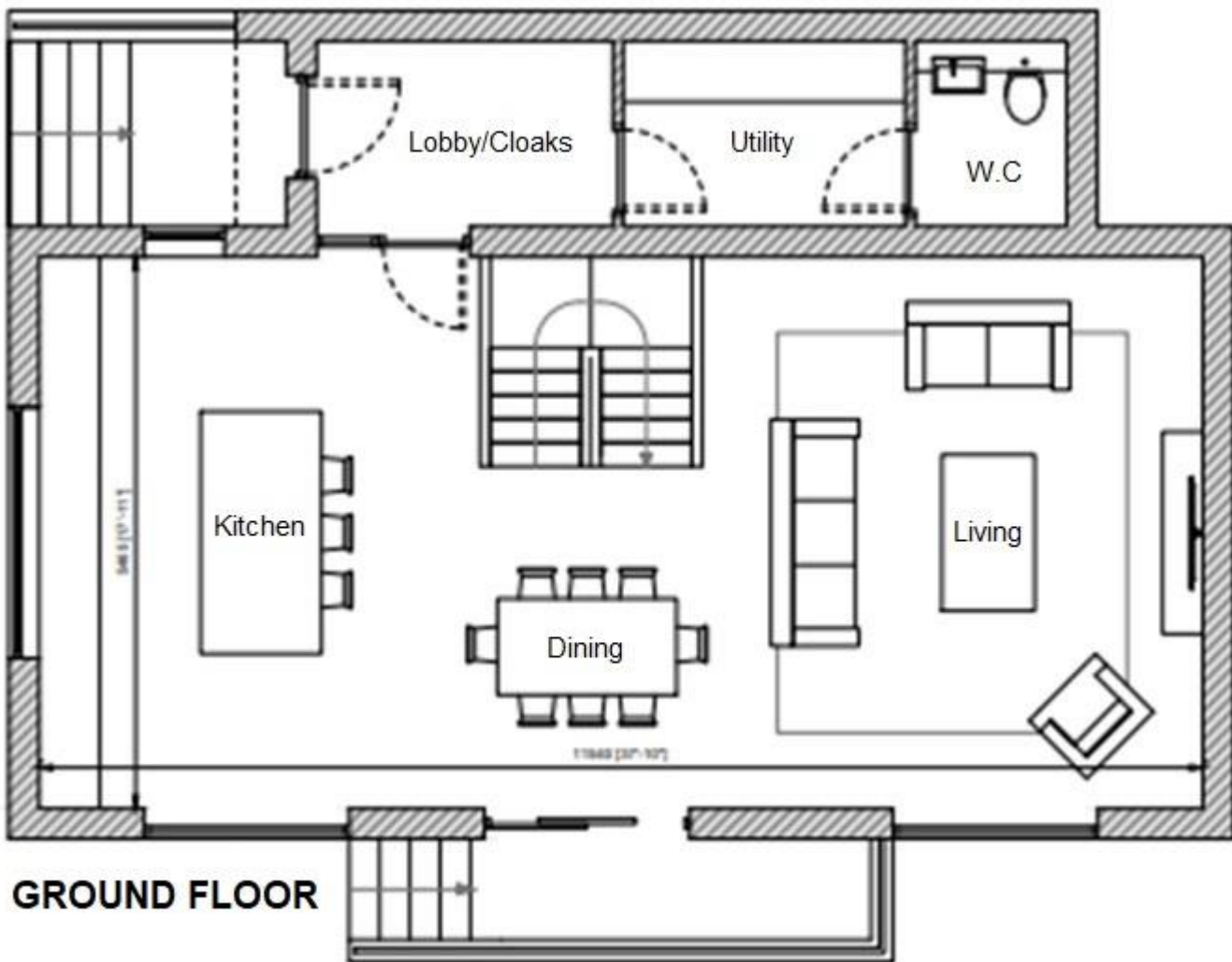
### PLANS

For identification purposes only (not to scale)

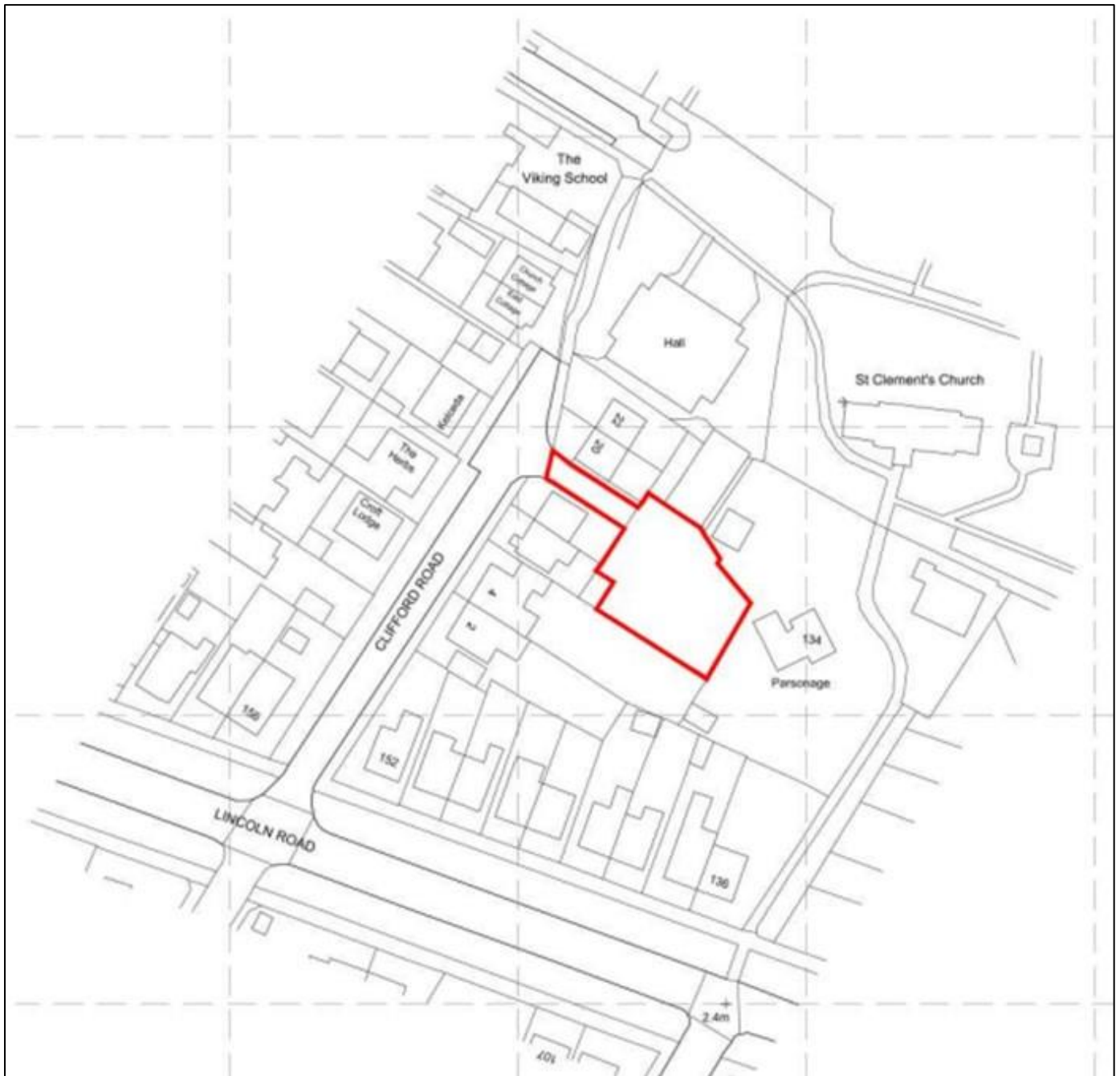
### PROPOSED SITE PLAN



## PROPOSED FLOOR PLANS



## SITE LOCATION PLAN



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