



## WOODBINE COTTAGE FARM

Huttoft Road, Sutton On Sea, Mablethorpe, Lincolnshire LN12 2RU

- Approx. 3.7 Acre Site
- Planning Permission for Detached Three Bedroom House (with Occupancy Condition)
- Static Caravan in Situ with Double Glazing and Gas Central Heating
- Stabling, Feed Room, Various Outbuildings and Paddock Grazing
- Ring Fenced • Electricity and Water • No Upward Chain

REF: AR/HE/6947

RURAL  
SCENE

Equestrian | Smallholdings  
Residential | Farms | Lifestyle

## GENERAL AND SITUATION

Approximate Distances:

Sutton on Sea 1.5 miles ● Mablethorpe 4 miles  
Skegness 13 miles ● Louth 17 miles  
Horncastle 20 miles ● Boston 31 miles

An approx. 3.7 acre plot with Planning Permission to build a three bedroom house (Occupancy Condition), together with an existing static caravan, various outbuildings, stabling and paddocks.

This exciting opportunity is offered for sale at a realistic price to attract an early sale, with no chain. There is currently a static caravan in situ (with recently commissioned safety certificate), stable yard with five stables, feed room, hay store, various other outbuildings / stores, paddock grazing with field shelters, and potential for a five van CL site, four hook up points currently available, services connected.

The property has been utilised as a smallholding by the current vendors for their ponies, sheep and goats.

The village of Sutton on Sea lies beside a long sandy beach along the North Sea and is part of the Civil Parishes of Mablethorpe and Sutton. Local amenities include a Post Office, public houses, general store, hotel and paddling pool on the sea front. The southern part of the village is known as Sandilands. The property is within walking distance of Sandilands and Huttoft Terrace Beach.

## THE PROPERTY

Accessed directly from the A52 onto a hardstanding / carparking area. Double gates lead into the main yard with a gravel track giving access to the plot.

There is a range of **Timber Outbuildings** including a storage shed housing the electric meter and consumer unit.

There are various **Caravan Pitches** and a **Static Caravan** is currently sited with bottled gas central heating and double glazing. There is potential to utilise the property as a Caravan Club site subject to necessary permissions being granted.

There is parking for several vehicles and trailer parking and an Orchard Area to the front of the plot.

A galvanised gate gives access to the **Paddock Areas** and all areas are gated and ring fenced as well as being sub divided by post and rail fencing.

There are **Five Timber Stables** with adjoining **Feed Room, Hay Shed, and Storage Container** c. 30ft and various other useful sheds and outbuildings.

**The Land** is divided into small manageable paddocks and there are **Four Field Shelters** on site.

The plot is divided at the top by a footpath and there is a further field beyond this. This field has previously been utilised for a hay crop but in more recent years has been divided into four additional grazing paddocks. There is a recently erected Sheep Shelter with onduline roof sheets.

**IN ALL APPROX. 3.7 ACRES  
(About 1.5 Hectares)**

**Planning Permission** was granted in 2022 for the erection of a three bedroom house and an amenity block associated with the change of use of the land for a goat walking experience / farm visit business. This small business opportunity will be included in the sale.

Copies of the proposed plans can be supplied on request, or can be downloaded from the East Lindsey District Council Planning Portal using Planning Ref: N/089/01673/21(PP10089639).

The new house is subject to a Condition of Occupancy, which states:

*“The use of the dwelling is acceptable only to serve an essential need for a rural worker and would otherwise constitute unsustainable, isolated development. This condition is imposed in accordance with Policy SP8 of the East Lindsey Local Plan and paragraph 80 of the National Planning Policy Framework 2021.”*





# RURAL SCENE

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## LOCAL AUTHORITY

EAST LINDSEY DISTRICT COUNCIL  
Council Tax Band (To be confirmed)

## SERVICES

MAINS ELECTRICITY, MAINS WATER

## TENURE

Freehold

## DIRECTIONS

Take the A52 from Huttoft heading north towards Sandilands. Sutton Road (A52) becomes Huttoft Road (A52). The property is located on the left hand side identified by its own sign and the property is almost opposite North Ings Lane.

what3words ///sailors.fled.rehearsed

## VIEWING

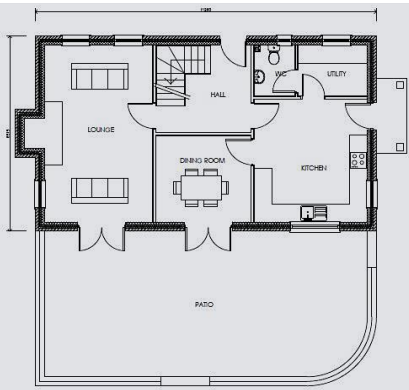
Strictly by appointment only with the Agents  
RURAL SCENE - TEL 01264 850700

## PRICE GUIDE

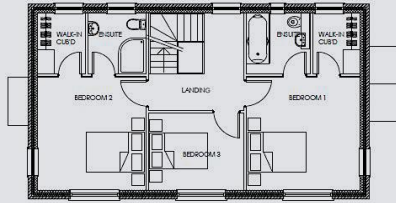
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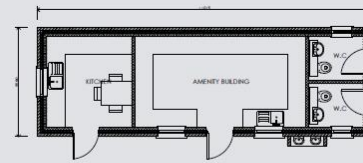
N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **Woodbine Cottage Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



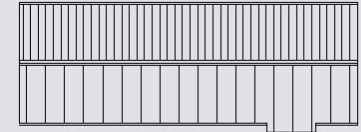
GROUND FLOOR PLAN  
as proposed - Scale 1:50



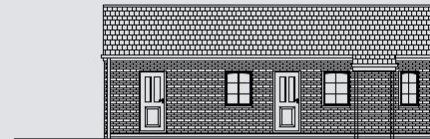
FIRST FLOOR PLAN  
as proposed - Scale 1:50



GROUND FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



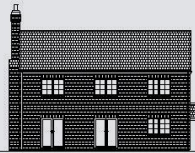
SIDE ELEVATION



SIDE ELEVATION  
as proposed - Scale 1:100



REAR ELEVATION  
as proposed - Scale 1:100



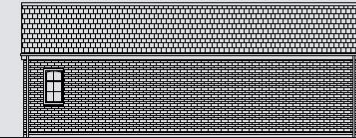
FRONT ELEVATION  
as proposed - Scale 1:100



SIDE ELEVATION  
as proposed - Scale 1:100



SIDE ELEVATION



REAR ELEVATION

