



Trusthorpe Rd Trusthorpe Road, Sutton-On-Sea
Mablethorpe LN12 2LG

welcome to

Trusthorpe Rd Trusthorpe Road, Sutton-On-Sea Mablethorpe

DO NOT MISS OUT ON THIS GREAT INVESTMENT OPPORTUNITY

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)

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.

Planning Details

https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=_EASTL_DCAPR_133026&activeTab=summary

4 Bed Detached House

Accommodation comprising;

Ryde House Accommodation: Entrance Hall

9' 2" x 21' 7" max into stairs (2.79m x 6.58m max into stairs)

Double glazed entrance door leading into the Entrance Hallway which is a really well proportioned area and could be utilised as an additional study area, seating area etc, return staircase rising to the first floor accommodation and a door that leads into;

Family Room

19' 5" x 16' (5.92m x 4.88m)

Which has glazed double doors leading into the Conservatory, radiator and coved ceiling. There is an archway leading into the Kitchen and further doors that lead into the Utility Room and Family Room.

Utility Room

9' 9" x 5' 9" (2.97m x 1.75m)

Double glazed window to the side elevation, plumbing and space for appliances, coved ceiling, electric fuse box, door off leading into the ground floor WC which has a double glazed opaque window to the side, low flush WC, wash hand basin, coved ceiling, wall mounted gas central heating boiler and extractor.

Lounge

25' 10" x 13' 10" (7.87m x 4.22m)

Having a radiator, double glazed patio doors leading into the rear garden, double glazed window both of which allow for a good amount of natural light, coved ceiling and feature flooring.

Kitchen

18' x 10' 11" (5.49m x 3.33m)

Has a double glazed window to the side elevation and double glazed doors allowing access into the rear garden creating a dual aspect allowing for a good flow of natural light. The Kitchen itself is fitted with a good range of wall, base and drawer units with complimentary work top surfaces over, tiled splash backs, radiator, coved ceiling, ample space for appliances and table if so desired.

Sun Lounge / Conservatory

12' 10" x 12' 1" (3.91m x 3.68m)

Having two windows to the front elevation and doors leading to the side elevation creating a dual aspect allowing for an abundance of natural light, feature flooring and radiator.

First Floor Landing

Access to the first floor landing area is via the return





staircase with three double glazed windows located at various positions at the staircase allowing for a good amount of natural light, the landing area has loft hatch access, an airing cupboard and doors leading to the following rooms.

Bedroom One

13' 10" x 14' 1" (4.22m x 4.29m)

Which has a double glazed window offering pleasant views to the distance, radiator, coved ceiling and door leading into the En-Suite Bathroom.

Ensuite Bathroom

With a double glazed opaque window to the side elevation, panelled bath with electric shower over and multi fold shower screen, extractor, tiled splash backs, low flush WC, wash hand basin, extractor and radiator.

Bedroom Two

13' 10" x 13' 9" (4.22m x 4.19m)

Has a dual aspect with a good flow of natural light coming from the two double glazed windows which are set to two elevations one of which offers pleasant views to the distance, radiator and coved ceiling.

Bedroom Three

16' 3" x 11' 10" (4.95m x 3.61m)

Having two double glazed windows to the side elevation allowing for a good flow of natural light, coved ceiling and radiator.

Bedroom Four

9' 9" x 9' 10" (2.97m x 3.00m)

Has a double glazed window, coved ceiling and a radiator.

Family Bathroom

Fitted with a four piece suite comprising of a panelled bath with centre mounted taps, separate shower cubicle, low flush WC and wash hand basin

with mixer taps over, coved ceiling and radiator.

External Front

To the front of the property there is a concrete driveway for off road parking,

Rear

To the rear of the property there is a mainly laid to lawn garden area with fenced enclosures and a paved patio area immediately adjacent to the property itself with a garden shed for storage.

Viewing

Please call the selling agent, William H Brown in Skegness, for further information or to arrange a viewing at the earliest opportunity.

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.



view this property online williamhbrown.co.uk/Property/SKG106386



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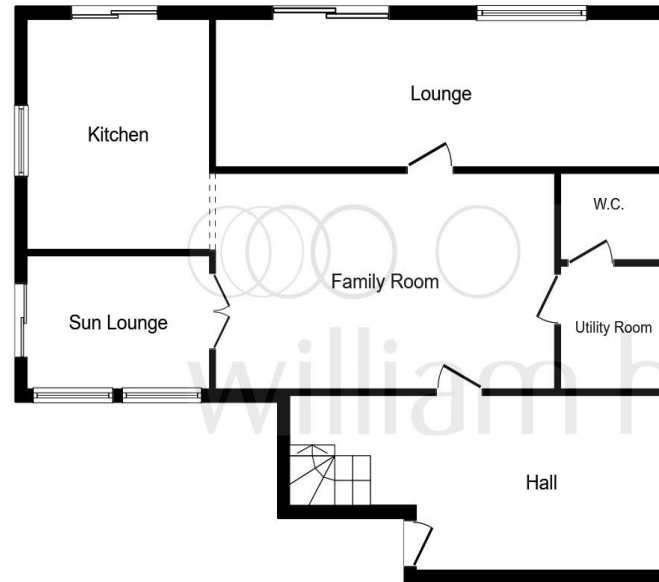
- ***ATTENTION INVESTORS***
- PLOT OF LAND
- CHANGE OF USE PLANNING FOR THE SITING OF 54 STATIC CARAVANS
- FANTASTIC BUSINESS OPPORTUNITY!!!
- Located on the outskirts of the established East Coast Village Resort of Sutton-On-Sea

Tenure: Freehold EPC Rating: C

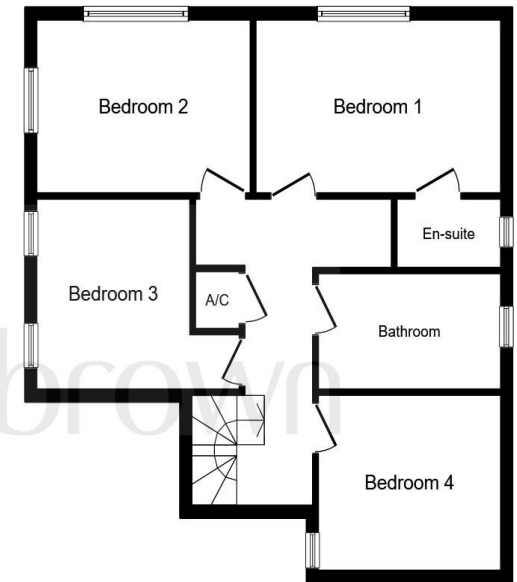
£1,200,000

directions to this property:

See Multi Map Illustration.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for William H Brown. Powered by www.focalagent.com

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Property Ref:
SKG106386 - 0021

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william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk