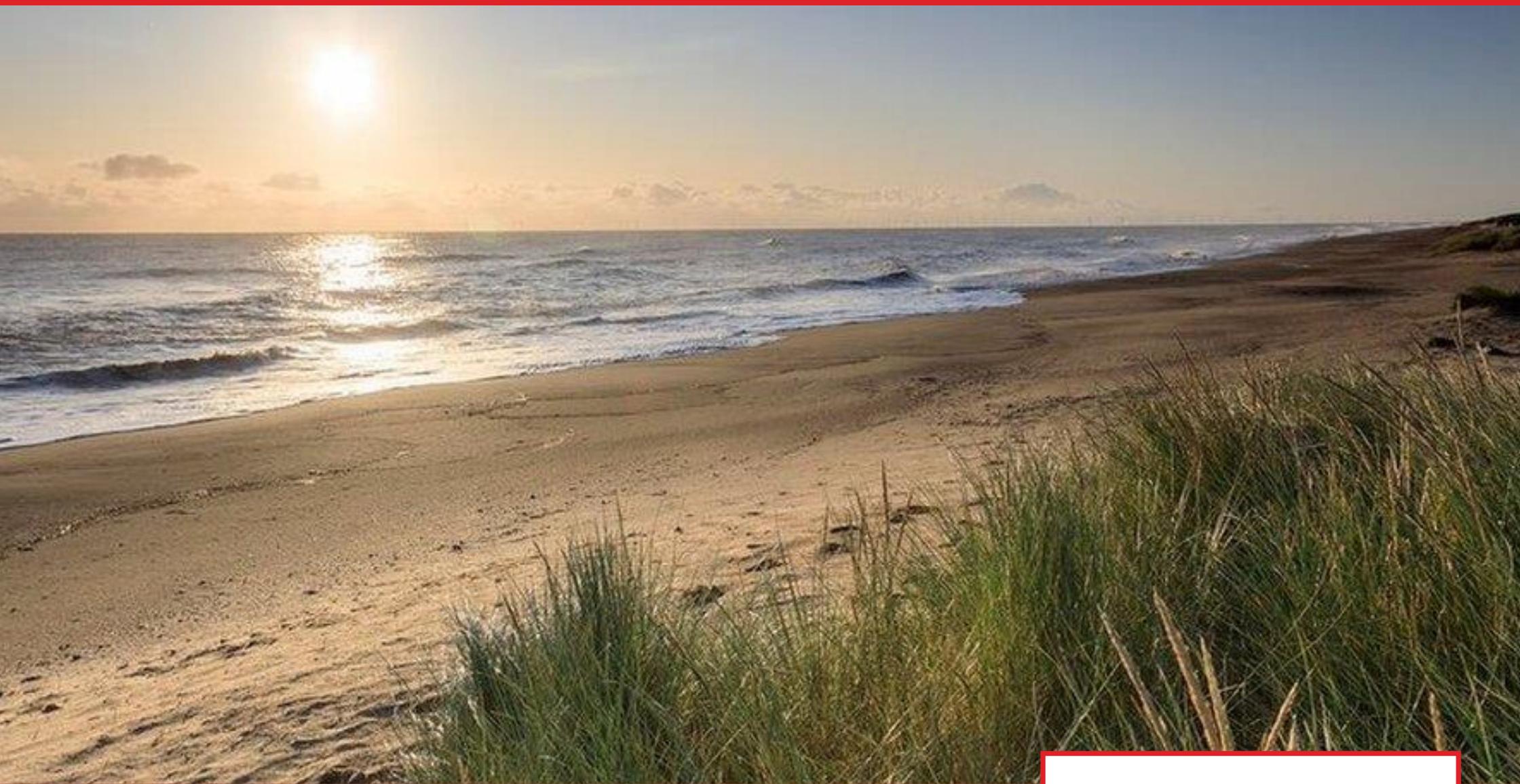


*Sunrise over the sea, sunsets over the hills...*

Unique Building Plots overlooking Golf Course & Nature Reserve



**Gibraltar Road, SKEGNESS**

SINCE 1842  
**Willsons**  
PROPERTY PROFESSIONALS



Location, Location, Location!

# Individual Building Plots

Gibraltar Road

Skegness, Lincolnshire, PE25 3BB

## “AGENT’S COMMENTS”

An incredible opportunity to acquire one of six executive individual building plots situated in a highly desirable location on the edge of Skegness within easy reach of Gibraltar Point National Nature Reserve.

These unique and generous sized plots, being 0.83 of an acre each (sts), have full planning permission for the erection of a sustainable and stylish contemporary home commanding fantastic views over the highly rated Seacroft Links golf course, the nature reserve and to the sea with open countryside to the rear.

## ABOUT THE AREA

Lincolnshire’s most famous seaside resort and home to the Jolly Fisherman, Skegness has one of the region’s most popular beaches and everything you would expect from a modern seaside destination. There are many leisure facilities to be enjoyed by all the family including swimming pools, cinema, theatre, amusement arcades, fun fair, crazy golf, sea life centre, seal sanctuary and golf courses. Skegness has a wide range of shops both national and local independents, many supermarkets, pubs and restaurants as well as takeaways. There are primary and secondary schools including a grammar school and colleges.



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## GIBRALTAR POINT

The individual building plots are located on Gibraltar Road to the south of Skegness leading to Gibraltar Point National Nature Reserve. Gibraltar Point is a dynamic stretch of unspoilt coastline running southwards from the edge of Skegness to the mouth of the Wash. Known for its impressive views and sheer scale and diversity of wildlife, Gibraltar Point is worth visiting in different seasons to fully appreciate its landscape.

In 2016 a new visitor centre opened at the southern end of the reserve. There are numerous paths around the area, and several artificial lakes and hides. The Lincolnshire Wildlife Trust also owns an old farm and land just inshore of the west dunes at the southern end of the reserve, again with an artificial lake and hides.

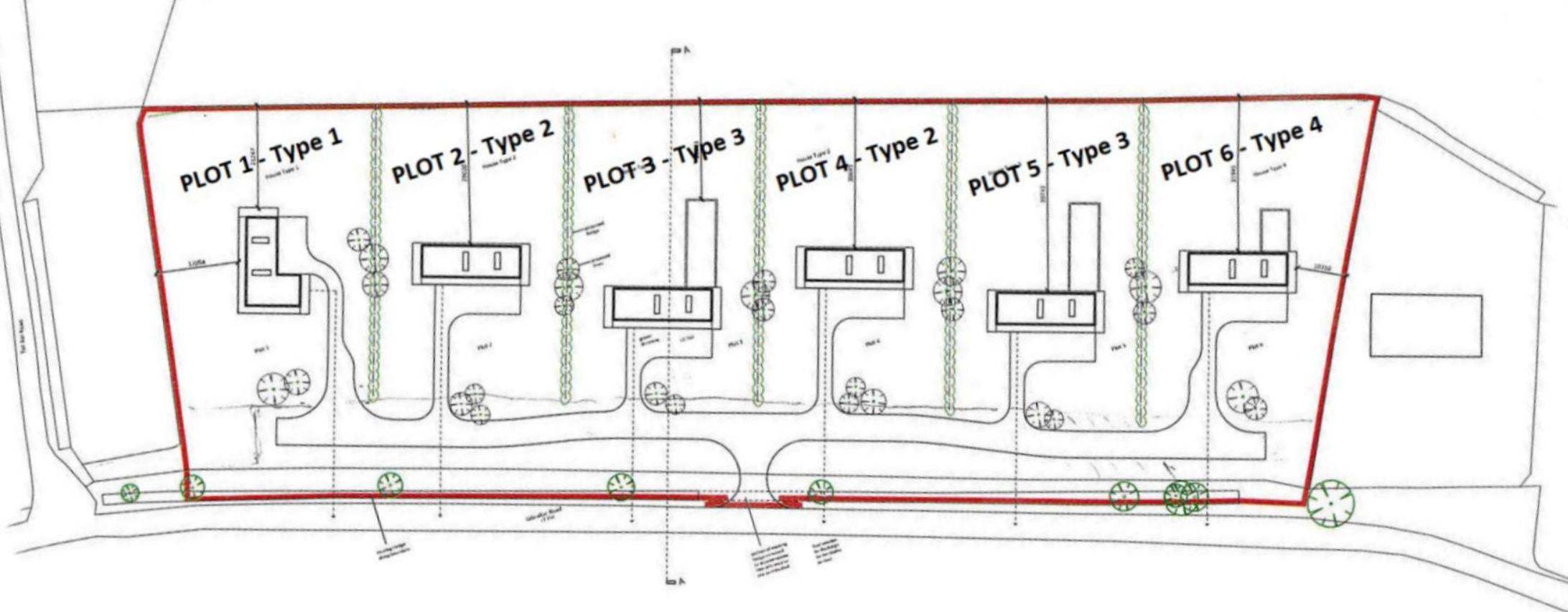
## SEACROFT GOLF CLUB

Seacroft is known as a hidden gem among the top courses of Great Britain and Ireland. It is a traditional links course tucked away on the Lincolnshire coast at the south end of Skegness. Because of its situation on the coast and its fast draining soil the full course with normal tees and greens is virtually certain to be open.

It is adjacent to the Gibraltar Point Nature Reserve with glorious views over the Wash to the Norfolk Coast. A great deal of the course is a National England Site of Special Scientific Interest (SSSI) where golf and the environment join together in harmony.

The champion course plays host to several amateur championships but as a member's owned club it also prides itself on being suitable for golfers of all abilities.





**PLANNING PERMISSION:**

Full planning permission was granted on 6<sup>th</sup> June, 2019 and is valid for 3 years (application number S/039/00525/19). A copy of the planning notice and other relevant documentation can be obtained by visiting the East Lindsey District Council website: [www.e-lindsey.gov.uk/applications](http://www.e-lindsey.gov.uk/applications) or contact Willsons Skegness office for further details.

**SERVICES:**

We understand that mains water is to be made available to the plots and there is a water usage limit of 110 litres per person per day.

Electricity: The plots have the benefit of a three phase electricity supply allowing purchasers to install fast car charging points if they wish. Drainage: Mains drainage is to be connected to the plots.

Heating: As part of the planning consent, each plot is to be heated by a ground source heating system which will be the responsibility of the purchaser.

A British Telecoms connection has been sought and this connection shall be in the locality of the site.

**ACCESS:**

The plots are to be accessed via a private roadway for the benefit of the 6 plots, and all purchasers will be responsible for a 6th share of the maintenance and upkeep.

**PLOT DIMENSIONS:**

Each plot consists of approximately 0.83 of an acre and the dimensions of each individual plot will be clarified in due course.

**BOUNDARIES:**

Each plot will be responsible for the boundary to the front and rear as well as the boundary to the left hand side as marked on the plan with the exception of Plot 6 being responsible for the right hand boundary as well.

**TENURE & POSSESSION:**

The plots are being offered for sale Freehold with vacant possession upon completion.

**PERCOLATION TEST:**

The vendors have undertaken both percolation tests and a Soil Strata test has been performed. The results have been professionally reported to East Lindsey District Council. A copy of the tests can be made available to prospective purchasers as and when requested or via ELDC's website.

**LOCAL AUTHORITY:**

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP. Tel: 01507 601111. Lincolnshire County Council, Newland, Lincoln, LN1 1YW. Tel: 01522 52222.

**PLANS:**

The plans within these particulars are not to scale and are for identification purposes only.

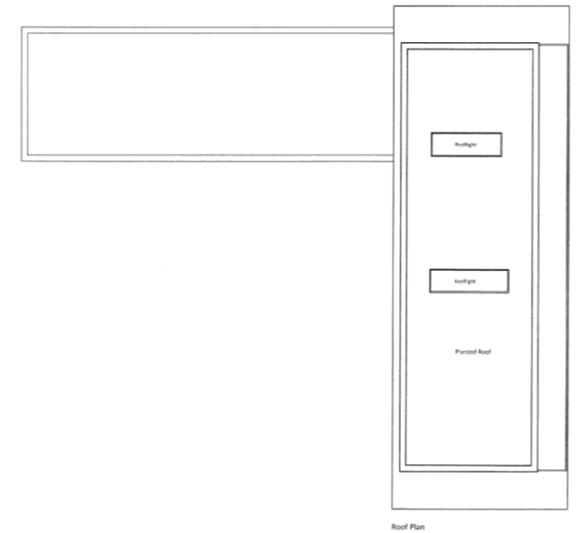
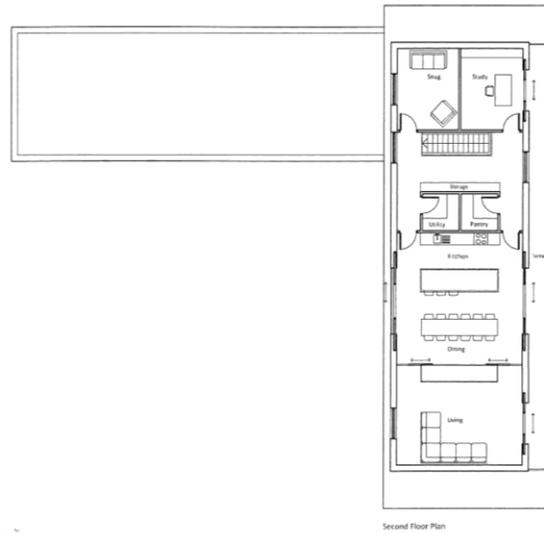
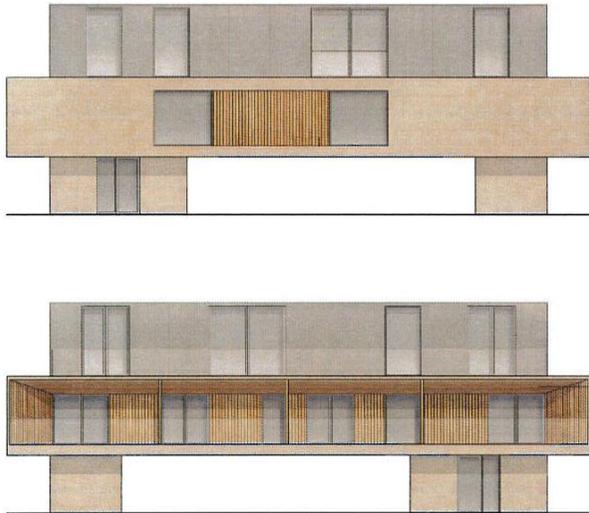
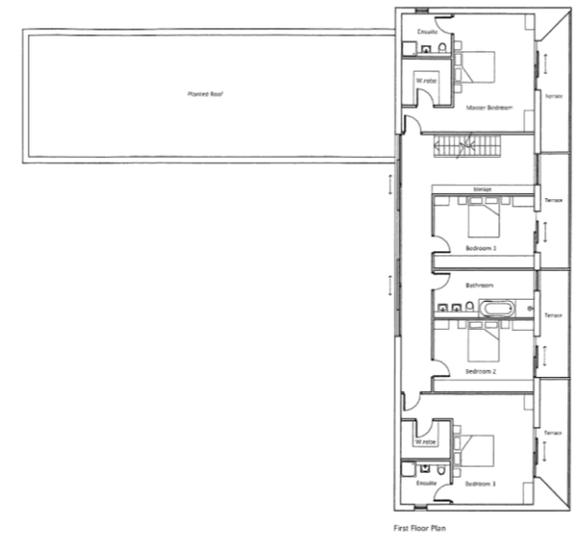
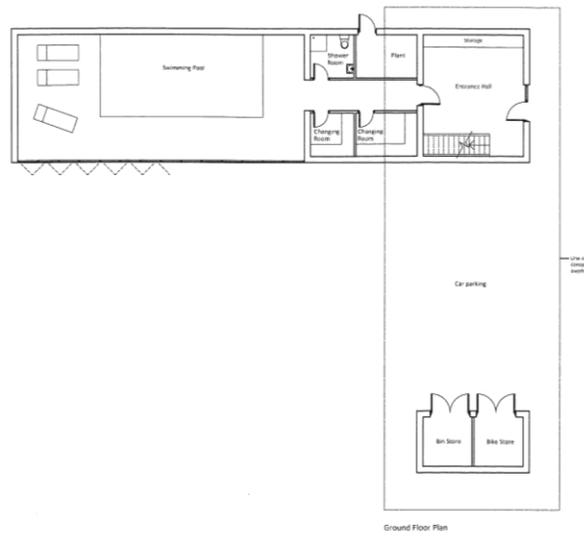
**VIEWING:**

Viewing is strictly by appointment with the Skegness office at the address shown below. View our properties online at: [www.willsons-property.co.uk](http://www.willsons-property.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) & [www.onthemarket.com](http://www.onthemarket.com)

**METHOD OF SALE:**

The plots are being offered for sale on the open market by Private Treaty and any offers submitted should be made to the Skegness office or be email to: [skegness@willsons-property.co.uk](mailto:skegness@willsons-property.co.uk)





**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **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.

## FLOORPLAN Not to scale

### For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

