



Superior Building Plot off High Street, Burgh Le Marsh.

£140,000



Willsons
SINCE 1842

Superior Building Plot off High Street Burgh Le Marsh.

"AGENT'S COMMENTS"

Superior individual building plot with full planning permission for a 3 bedroom detached bungalow with garage in the popular market town of Burgh Le Marsh, being 5 miles inland from Skegness. The plot extends to over a third of an acre and is situated in a private location with gated access close to the town centre.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services.

There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



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Services

We understand that mains services are available in the public highway. It is proposed that the purchaser will connect mains water and electricity to the plot. Ideally, drainage should be to a private system. The route for the services to be installed has been agreed and reserved.

Planning Permission

Full planning permission was granted on 15/09/2023 and is valid for 3 years (Application no. S/023/01307/23). The planning permission is for a 3 bedroom detached bungalow and garage.

A copy of the planning notice and other documents can be obtained by visiting the East Lindsey District Council website www.e-lindsey.gov.uk/applications or inspected at the agent's Skegness office.

Tree Report

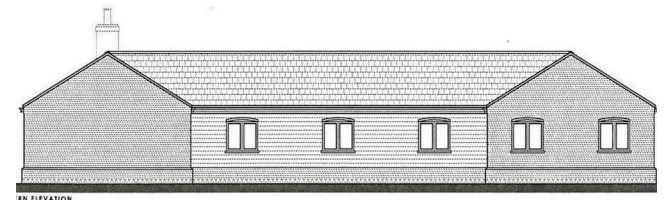
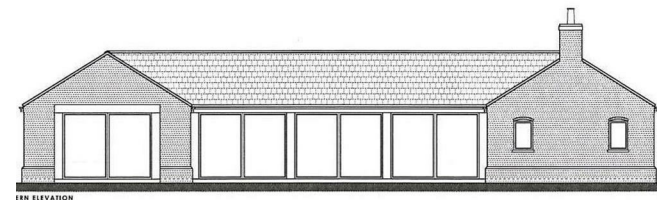
A Tree Constraints and Protection Report dated 05/06/2018 details the requirement for protective fencing of existing trees and any trees to be removed or planted.

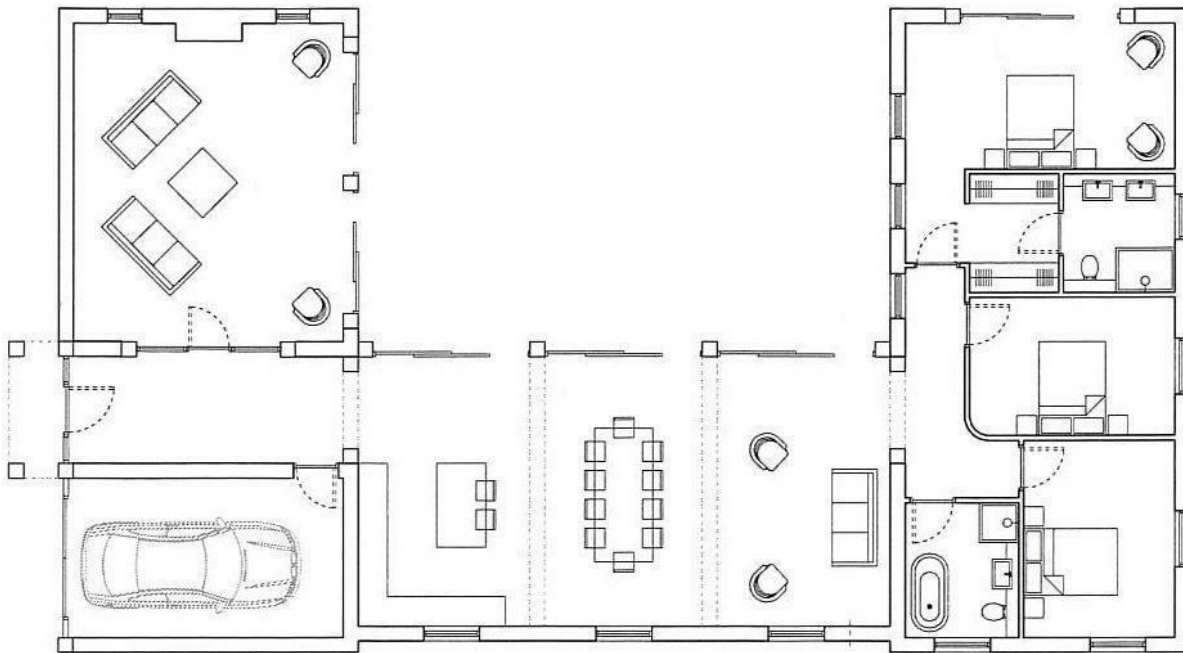
Situation & Access

The plot, outlined in red on the block and site plans, is situated within a Conservation Area in Burgh le Marsh and adjacent to a Grade 2 Listed property. Access is gained from West End via a gated private tarmac driveway over which the purchaser will have a right of way only but will be responsible for contributing towards the future maintenance costs.

Viewing

Viewing is strictly accompanied and only by appointment through the Skegness office at the address shown below.

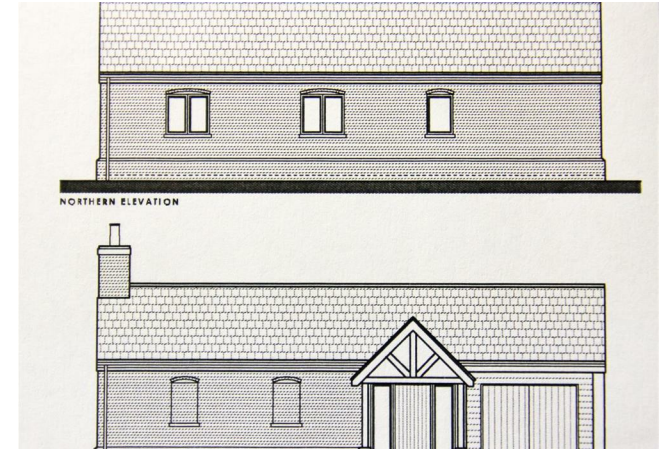




FLOOR PLAN

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.



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.

