



Generous Building Plot - Wilcox Farm

(additional land available subject to negotiation)

Marsh Lane, Orby, Skegness, Lincolnshire



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“AGENT’S COMMENTS”

Willsons are pleased to be able to offer for sale an attractive and generous building plot set in approximately 2 acres with the benefit of full planning permission. Planning Permission was granted for the “Erection of a detached house and detached triple garage on the site of the existing dwelling which is to be demolished” which has been secured by the demolition having taken place.

The site is situated on a Main Road, with stunning views of surrounding land.

Further land is available to be purchased by separate negotiation.

Guide Price: £135,000

The building plot is being offered for sale by Private Treaty

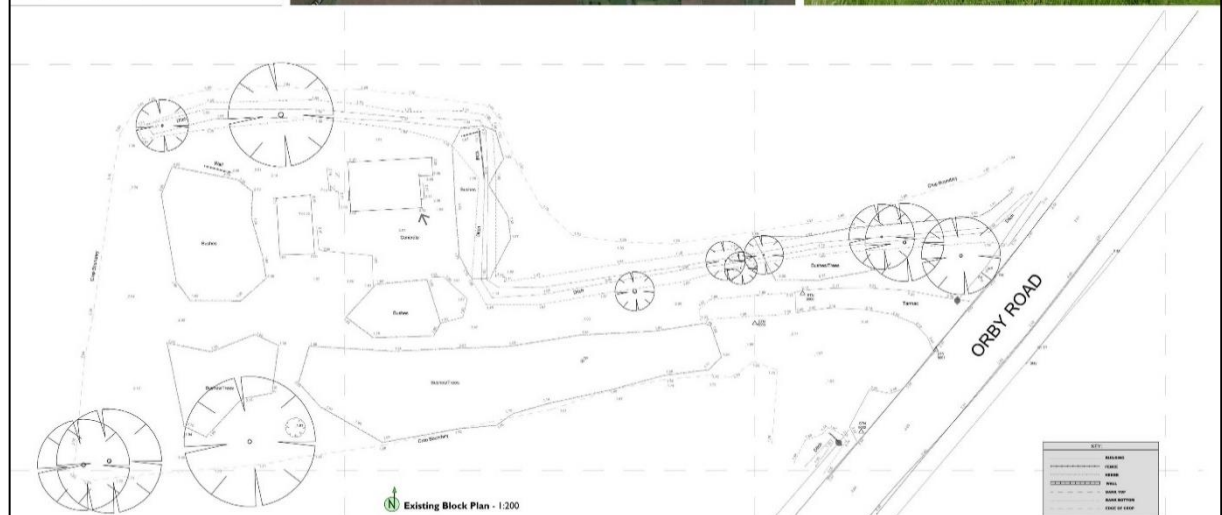
FURTHER DETAILS FROM THE AGENTS

Willsons
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PE25 2AG

Contact: Lizzie Clarke

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SITUATION AND ACCESS

The site is situated in the Parish of Orby and has direct road frontage access onto Marsh Lane, being a publicly maintained highway and the main road to Chapel St Leonards and Ingoldmells.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the site, which should aid with identification.

What3words: lonely.crisps.sandpaper

PLANNING PERMISSION

Full planning permission was granted on 30/2/2021 (Application Number S/002/02128/21) for the "erection of a detached house and detached triple garage on the site of an existing dwelling which has been demolished".

The planning permission has been triggered due to the existing dwelling being demolished, therefore there is no expiration date on the planning. (Please contact the agent for the certificate to prove this).

The proposed construction of the property is to be brick with a slate roof.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

PROPOSED ACCOMMODATION

Ground Floor (1,582 sqft) comprises: Entrance Hall, Snug, Utility/Plant, Cloaks, Kitchen/Dining, Pantry, Lounge.

First Floor (1,152 sqft) comprises: Landing, Bedroom 1 ensuite Shower Room, Bedroom 2 ensuite Shower Room, Bedroom 3, Bedroom 4, Family Bathroom.

Total internal area: 2,734 sqft External area (ground floor): 1,776 sqft

Triple two storey Garage

TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion.

SERVICES

Water is connected to the site with a meter adjacent to the access. There is an old cess pit behind the site of the former dwelling.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

BOUNDARIES

The approximate boundaries are visible when onsite and northern boundary will be pegged in due course. The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

The purchaser/s shall be responsible for erecting a suitable stock proof boundary fence along the northern and western boundaries within 6 months of completion of sale.

The plot currently totals an area of approximately 2 acres. Further land is available to be purchased by separate negotiation.

HM LAND REGISTRY

The land is registered by HM Land Registry having title No. LL237678, LL241457 pt. and LL182182 pt.

RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

VIEWING

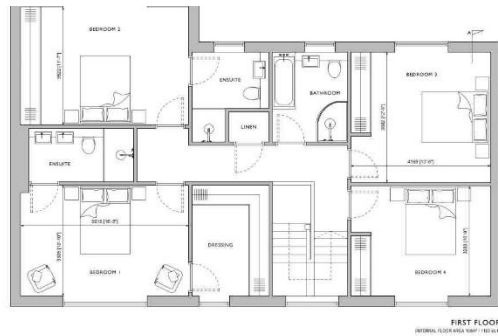
The building plot and land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

VALUE ADDED TAX

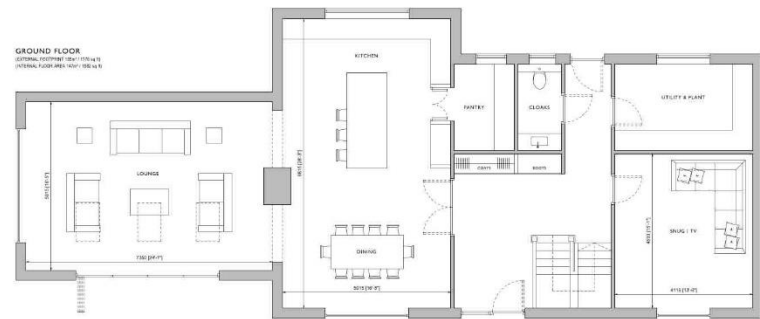
The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

LOCAL AUTHORITIES

Lincolnshire County Council	01522 552222
East Lindsey District Council	01507 601111
Lindsey Marsh Drainage Board	01507 328095
Anglian Water	0345 791 9155
Western Power	0800 096 3080



Proposed Replacement Dwelling - 1:100



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **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.

