



Building Plot, Station Road, Burgh Le Marsh, Skegness

£145,000



Willsons
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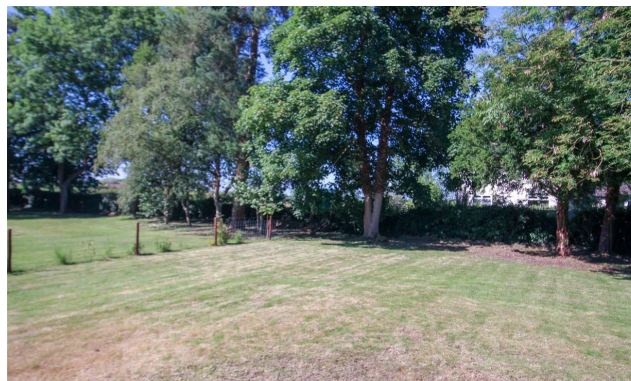
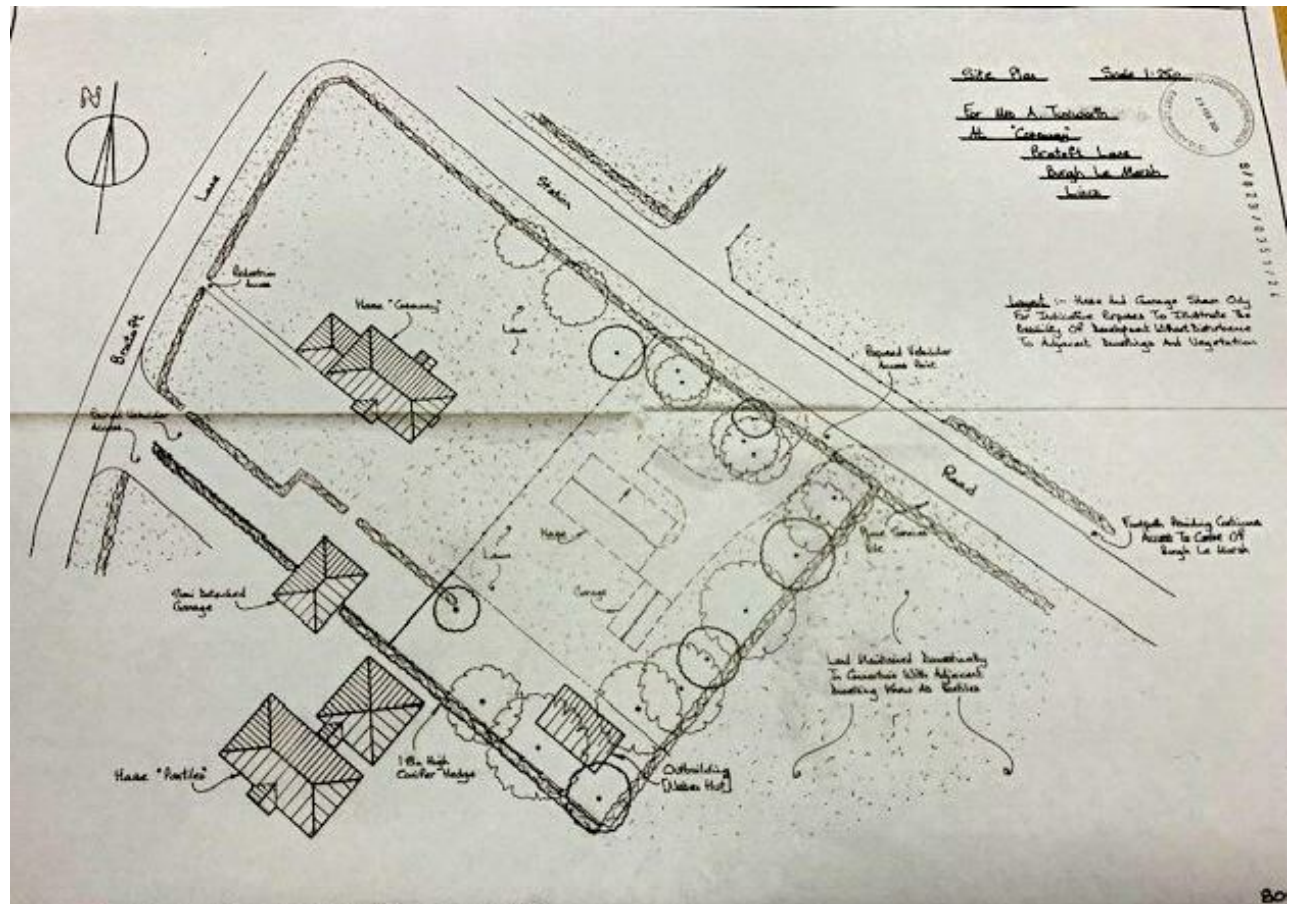
Building Plot, Station Road, , Burgh Le Marsh, Skegness, Lincolnshire, PE24 5ER

"AGENT'S COMMENTS"

A spacious individual building plot with outline planning permission to erect a dwelling and detached garage. Situated on the outskirts of the popular market town of Burgh Le Marsh, being 6 miles inland from the coastal resort of Skegness. Extending to approx. a quarter of an acre and occupying a flat level site.

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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Outline Planning Permission

Outline Planning Permission for the erection of 1 no. dwelling and detached garage (with the means of access to be considered), was granted on 24th May 2024, application number S/023/00351/24. The application for the approval of the reserved matters must be submitted to the Local Planning Authority not later than 3 years from the date of this permission.

A copy of the outline planning permission and plans 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.

Mains Services

We understand that mains services of water, electricity and sewerage are available nearby in the public highway it will be the responsibility of the purchaser to connect to the appropriate services.

Situation and Access

Access to the plot will be via a new access to be created by the purchaser off Station Road. The details of which are to be agreed with Lincolnshire County Council Highway Authority by the purchaser prior to the commencement of the development. The plot is situated on the outskirts of this popular market town. To find the plot proceed west out of Skegness on the A158 Lincoln Road, at the Burgh Le Marsh roundabout take the first exit into town, proceed through town past the church and petrol filling station on Station Road whereupon the Plot will be found on the left hand side just beyond the newly constructed houses.

What 3 Words

crop.meaning.blissful

Local Authorities

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

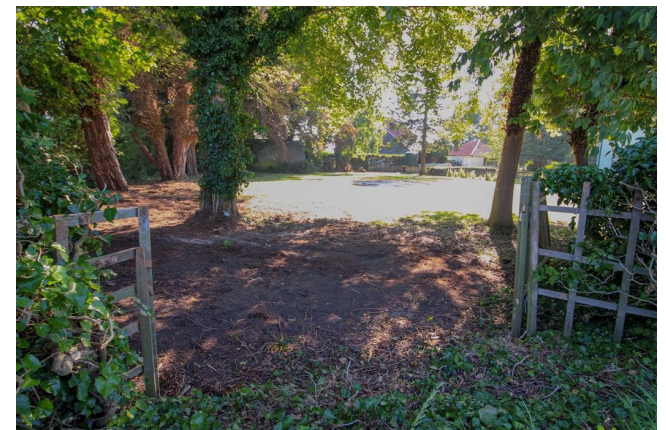
Lincolnshire County Council, Newlands, Lincoln. LN1 1YW. Tel: 01522 552222.

Plan, Nissen Hut, Items to be removed and Notes.

The plot is outlined in red on the attached plan. There is Nissen hut style building, size, 25'4" x 15', of timber and corrugated iron construction and double wooden front doors, erected on the rear section of the plot, this will remain with the Building Plot. The central heating oil tank which is situated at the rear of the plot and services 'Coseway' will be removed off the plot by the vendor prior to completion, similarly the private drainage system which also services 'Coseway' and is situated at the rear of the Plot will be disconnected by the vendor prior to completion. It will be the purchaser of the Building Plot's responsibility to either have it removed or filled in once disconnected. There is a BT cable that serves the property to the rear which slightly over hangs the south east corner of the plot. The vendors also reserve the right to confirm their agreement with the siting and design of the proposed property prior to completion of the sale .

Viewing

Viewing is strictly by appointment with the Skegness Office at the address shown below.





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.

