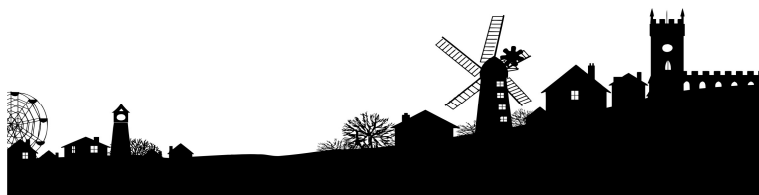


WILLSONS

CHARTERED SURVEYORS



46 & 44, Sea Road, Chapel St Leonards

Price: £400,000

- Development opportunity
- 4 Bedroom detached bungalow
- Grounds of 1.42 acres (sts)
- Out-buildings
- Derelict cottage
- Close to village centre
- Viewing recommended
- EPC Rating: G



16 Algetha Road, Skegness, Lincs, PE25 2AG Tel: 01754 896100 Fax: 01754 760750

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46 & 44 Sea Road, Chapel St Leonards, Lincolnshire, PE24 5SA

Development opportunity - 4 Bedroom detached bungalow standing in grounds of over 1.42 acres (sts) situated in the centre of the popular family resort of Chapel St Leonards with range of out-buildings and derelict cottage.

INTRODUCTION

This Sale Offers a purchaser the unique opportunity to acquire a very attractive site, and the potential to upgrade what is there, or to re develop the 2 properties on the site or for a Developer or Housing Association to develop the whole site, subject to planning permission being available.

LOCATION

Chapel St Leonards is situated approximately 6 miles North of Skegness. To find the property take the A52 out of Skegness northwards in the direction of Mablethorpe. Turn right off the A52, just after the Chapel Garden Centre, into Skegness Road and then right, at Tylers Bridge, into Sea Lane. No 46 is to be found on the left hand side after Tylers Close and Wilton Avenue, but before the octagonal Chapel St Leonards Village Hall.

DESCRIPTION

There is a principle 4 Bedroom residence known as Oak Lodge No 46 Sea Lane with a range of outbuildings, including a derelict cottage known as Oak Lea No 44 Sea Road.

The property is sheltered all round by fencing and established trees. Formerly a poultry farm, with a few of the buildings still in situ. It stands undeveloped in the centre of the village with residential development all round. It is within easy walking distance of the Village Hall, Local Shops, Post Office, Primary School, Doctors Surgery and other associated amenities with a popular Traditional seaside resort, and not far from The Pullover that leads to the beach.



The Vendor is choosing to offer the property for sale now, due to ill health and the wish to down size. Discussions have taken place with the Local Authority about possible planning potential; however no application has been formally submitted, other than approval of the plot adjoining (Application, No N/031/01995/03). This was sold 18th February 2005 and now has a pair of 2 Bedroom Semi-Detached Bungalows on.

Copies of correspondence will be made available for inspection in the Skegness Office, 16 Alghitha Road, Skegness, Lincs, PE25 2AG Tel: (01754) 896100 by prior appointment.

PLANNING PERMISSION

No planning permission has been approved on the site, although preliminary discussions and sketches have been shown to the local council for their comments. The land is shown as white land (or within the village envelope as designated in the 1994 ELDC Local Plan, page No 42)

Chapel St Leonards with a resident population of around 3000, is designated as a Main Village with sustainable developments.

You will note from the 1966 - 68 Ordinance Survey Map that there used to be another property on the front of the site (Oak Cottage), this has since been demolished. The bend mark on Alexander Cottage 60m distant shows the height above high water mark at 8.9m.

Planning Enquires should be addressed to:
East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs LN118UP, Tel: (01507) 601111.
Environmental Agency, ELDC, Tedder Hall, Manby Park, Louth, Lincs, Tel: (01507) 601111.
Highways, ELDC, Tedder Hall, Manby park, Louth, Lincs, Tel: (01507) 601111

ACCESS

Access is obtained off Sea Road, which is made up and adopted road. The affronting dyke was piped some years ago and the land now forms parts of the frontage up to the footpath.

OAKLODGE NO 46

Access is gained on the front elevation, through a Georgian style half glazed front door with side screens in to the

Front Porch with glazed inner door and side screens in to the:

Main Entrance Porch Telephone point, radiator, delph rack, built in double fronted airing cupboard (now used for storage, as the hot water cylinder and immersion heater are situated in the roof) and adjacent $\frac{3}{4}$ height store cupboard. Archway to the:

Return Hallway

With the bedrooms down the eastern side of the property, with fitted coat hooks, access hatch to loft space, radiator and slim line storage cupboard.

Bedroom 1 (Front) 13' x 11' 1" (3.96m x 3.38m) Measured up to the chimney breast. Tiled open fireplace, radiator, wash hand basin, built in wardrobe in chimney recess.

Bedroom 4 (Side) 10' 1" x 7' 10" (3.07m x 2.39m) (Used for storage) Radiator, single glazed side window, plumbing for wash hand basin.

Bedroom 2 (Rear) 14' 1" x 7' 10" (4.29m x 2.39m) (Used as a study) Radiator, double glazed window, plumbing for a wash hand basin.

Bedroom 3 12' 1" x 11' 11" (3.68m x 3.63m) Excluding door recess. With tiled open fireplace, radiator, single glazed window, wash hand basin and built in double wardrobe.

Dining Room 13' 1" x 11' 1" (3.98m x 3.38m) plus UPVC double glazed bay window. Tiled open fireplace, TV and telephone point and double glazed side window.

Lounge 13' 9" x 11' 11" (4.19m x 3.63m) plus UPVC bay window. UPVC double glazed side window, tiled open fireplace, 2 wall light points, delph rack.

Breakfast Room 13' 8" x 9' (4.16m x 2.74m) Complete with Rayburn Royal oil fired Range Style Cooker, with 2 ovens and big hot plate with 2 lids, which also heats the water. Adjoining Camray oil fired central heating boiler for the domestic hot water and heating. Plumbing for washing machine and recess for fridge freezer, double base unit between and fitted work surface over. Upright pantry cupboard, 4 fitted wall cupboards, high level electric meter cupboard, single glazed window.

Kitchen 10' 4" x 5' 11" (3.15m x 1.80m) Complete with a good range of medium oak fitted base and wall units, incorporating a single drainer, stainless steel sink (H & C) and plumbing for a dishwasher and recess for an upright fridge, UPVC double glazed window, extractor fan, quarry tiled floor.

Bathroom With enamel bath with shower taps over, wash hand basin and wc, 2 single glazed windows, half tiled walls, radiator, electric bar heater.

Rear Entrance

With fitted coat hooks and a panelled back door with glazed lights inset which opens onto an inset.

Open Rear Porch with tiled floor.

Outside:

To the rear of the main Dwelling is a 600 gallon oil tank and security lighting and car parking area. Behind which is an 'L' shaped Brick and Painted former Cottage, Oak Lea which comprises of:- (Starting from the western elevation) Coalhouse, with Outside WC behind it.

Adjoining Store Shed

A door then gives access to the main part of the Cottage which now comprises: Workshop, (former Bathroom) Ex Living Kitchen with tiled open fireplace. Pantry off. 2 bedrooms. This property has water and electricity connected and mains sewer.

Adjacent is a tractor shed of brick and tiled construction and attached lean-to brick and slated coalhouse. Behind this is a small garden with fruit trees and former chicken run, to the rear of the site is a grassed area with pond and trees to side. Old static caravan used for storage. To the rear is an access to the site from Parkside Drive but has not been used for some time and is overgrown.

Brick and asbestos mower shed, timber and corrugated metal roof range of chicken rearing buildings now used for storage with concrete floor, lean-to boiler house of feed room. Derelict workshop and timber double garage with concrete floor, electricity connected. Side garden with pond, established trees, timber shed.

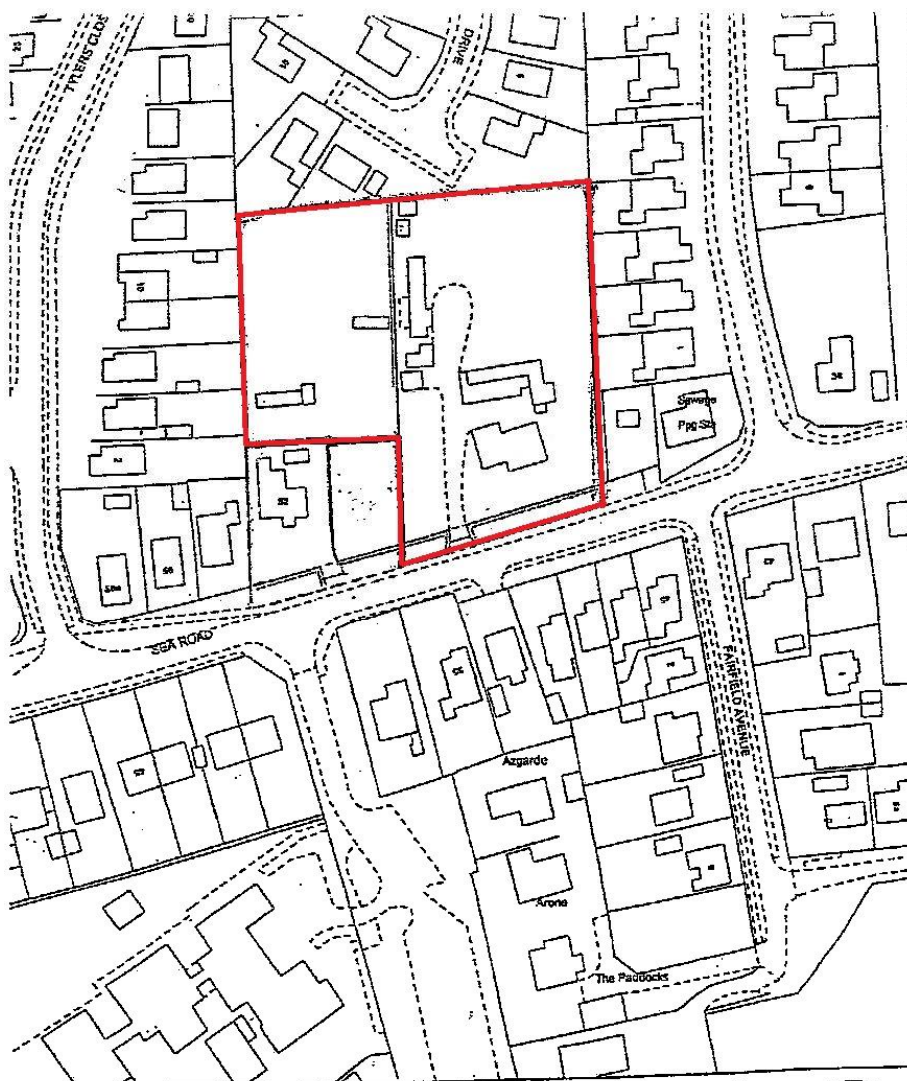
To the north of this is a grassed and wooded area with established trees and shrubs with fencing to sides. At the front of the site is the former dwelling known as Oak Cottage with what remains of a brick out-house with power connected.

Tenure:

The property is Freehold with vacant possession being given upon completion. Local authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

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, www.rightmove.co.uk & www.onthemarket.com



shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled may not match measurements between the same points on the ground. For more information see Land Registry Public Plans.
 y shows the state of the title plan on 22 July 2004 at 08:46:00. It may be subject to distortions in scale.
 e Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
 y 2004.
 t with by the Kingston-Upon-Hull District Land Registry.



Viewing – care should be taken when viewing; you enter at your own risk. **Measurements** – room sizes are provided for guidance only and should not be relied upon. **Services etc** – 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.