



# CHOICE PROPERTIES

*Estate Agents*

Building Plots Main Road,  
Spilsby, PE23 5AE

Price £120,000



Choice Properties are delighted to bring to market a fantastic opportunity for 7 self build plots situated in the picturesque village of Toynton All Saints. The 7 serviced plots have the option to be purchased individually or as a whole. Placed in an idyllic position overlooking the rolling Lincolnshire wolds. Plot planning reference through East Lindsey District Council - Ref S/185/00546/20

Each spacious plot will benefit from having electricity, water and drainage and super fast broadband.

**Individual plot prices are as follows:-**

Plot planning reference through East Lindsey District Council - Ref S/185/00546/20

The elevated site sits on, 1.06 acres/0.43 hectares. Planning approval for 7 detached houses with garages.

[https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=\\_EASTL\\_DCAPR\\_130535](https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_EASTL_DCAPR_130535)

**Plot 1**

£120,000

**Plot 2**

£120,000

**Plot 3**

£120,000

**Plot 4**

£120,000

**Plot 5**

£120,000

**Plot 6**

£120,000

**Plot 7**

£120,000

**Tenure**

Freehold.

**Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire, LN13 9AE. Tel: 01507 462277

**Making an Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





# Directions

Please enter the postcode PE23 5AE into your sat nav for full directions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

