



# CHOICE PROPERTIES

*Estate Agents*

## Donkey Pastures Low Road, Croft, PE24 4SD

### Price £295,000



Choice Properties are pleased to introduce to the market an exciting opportunity in this sizeable building plot, measuring approximately 9 acres (STS). The plot boasts a range of existing outbuildings as well as plans for a state of the art detached house with triple garage. Situated in a pleasant rural position yet within close proximity to amenities and the beaches; viewing of the plot is through appointment only and is highly recommended to appreciate the size of plot and potential on offer.

## Plans

"Planning Permission - Erection of a house with detached triple garage and construction of a driveway on the site of an existing static caravan which is to be removed."

## Services

There is a mains electric feed to the plot, and by the beginning of December 2024, there will also be a mains water supply to the plot too. Heating supply is purely down to the purchasers choice.

## Stables

11'00" x 11'00"

There are six stables present, each measuring 11'00" x 11'00". One of the stables is currently utilised as a laundry room, with power and lighting. Next to the stables you will find the chicken pen, laid to lawn.

## Tack Room

11'02" x 7'05"

Present alongside the stables is a tack room; measuring 11'02" x 7'05".

## Workshop/Garage

19'10" x 51'07"

With power, lighting, opening on to the driveway and double opening doors, leading out onto the land.

## Car Port and Driveway

26'06" x 30'07"

Providing undercover parking for two vehicles. In front of the car port you will find the driveway space, providing extra and ample parking for multiple vehicles.

## Open Ended Barn

52'09" x 29'11"

## Additional information

The caravan isn't included with the sale price, can be purchased separately to stay at the plot, at a fee negotiable with the sellers at the time of purchase.

As you turn on to the gated lane leading down to the plot - you have access at all times; right of way over the first part of lane, where you will see a five bar gate. From this point on, all land is owned with the ownership of the plot.

## Tenure

Freehold.

## Viewing arrangements

Viewing by appointment through Choice Properties on 01507 462277.

## Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

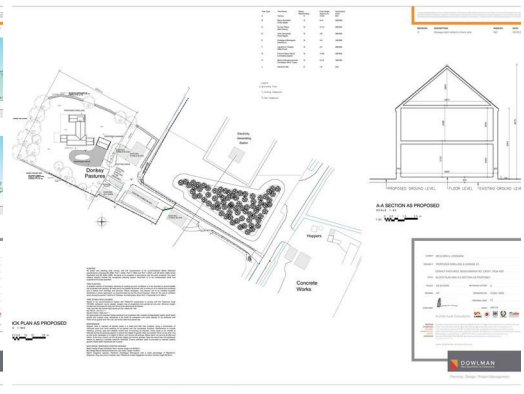
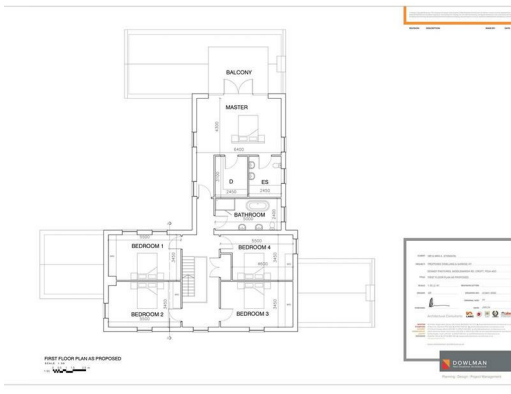
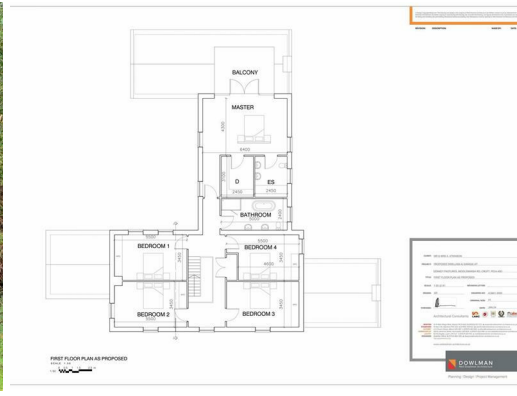
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

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

Use the postcode (PE24 4SD) to direct you to the property. It will initially bring you on to Low Road, and you will have to turn onto Middlemarsh Lane, of which a gated lane leads down to the building plot.

