



CHOICE PROPERTIES

Estate Agents

Land to the rear of 'Edendale'
Skegness Road,

Price £100,000



Choice Properties are delighted to offer a rare opportunity to acquire a privately enclosed plot of land situated on the edge of Chapel St. Leonards. Occupying an area of approximately 0.3 acres (sts) and housing a number of outbuildings this brilliant plot of land has a variety of different uses. Early viewing is highly advised.

The land has vehicular access to the front via a wooden gate and also pedestrian access via a steel gate to the rear.

General Information

The land is sold as seen. Approximately 0.3 acres including the land which the outbuildings are situated on. Hardcore under grass from front access gate to concrete plinth. Fully enclosed with steel and wooden fencing to the perimeter. 24/7 right of access over the driveway that leads from the main road to the front access gate.

Outbuildings

Along with the land are a number of various outbuildings which are all included in the sale.

Viewing Arrangements

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



Directions

From Chapel St. Leonards town centre, exit the town via Skegness Road until you reach the A52 and turn left at the junction. On your left you will immediately pass Chapel Garden Centre and directly after there are two small driveways, take the second of these and continue to the end where you will be greeted by the entrance gate.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

