



# CHOICE PROPERTIES

## *Estate Agents*

Building Plot South Crescent,  
Chapel St. Leonards, PE24 5RQ

Price £99,950



Choice Properties are pleased to offer for sale this spacious building plot with outline planning permission for a detached property. The land is located in a sought after residential position within the village of Chapel St Leonards.

The plot is ideally located within the village of Chapel St. Leonards and is handy for both the village centre with all its amenities and also the newly opened purpose-built marine Observatory at Chapel Point with offers views of the dunes and sea and the animals that call them home. The Observatory offers all year round facilities which include exhibitions, art space and a cafe.

#### **PLANNING APPLICATION NUMBER**

The property has outline planning permission for the erection of a detached property. The planning reference number is N/031/02404/23  
Further information can be found through East Lindsey District Council Planning Department.

#### **VIEWING ARRANGEMENTS**

Viewing can be arranged through Choice Properties (Alford Branch)

#### **PLOT SIZE**

0.26 Acre

This is a guide only and would recommend that prospective buyers take their own measurements.

#### **SERVICES**

No services are connected to the site however we are informed that connections for water and electricity are by the road.

#### **GENERAL INFORMATION**

The plot is located in a residential position within the village of Chapel St Leonards with a range of local amenities including shops, school, doctors etc..

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

From the village centre head North along Ancaster Avenue, after crossing the bridge turn left onto St. Leonards Drive then 2nd right into South Crescent. The plot can be found on your right hand side.

