

Building Plot, South Crescent, Chapel St. Leonards, PE24 5RQ Reduced To £64,950



WAS £69,960 NOW REDUCED TO £64,950***Choice Properties are delighted to offer for sale this unique building plot situated in the small coastal village of Chapel St. Leonards. The plot is ideally located for the beach at Chapel Point which has its own newly opened purpose-built marine observatory.

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

The plot has outline planning permission for the erection of a detached dwelling.
Planning reference: N/031/00448/15

Services

Electricity and Water is connected to the site.

Location

The plot is located in a pleasant residential position close to the beach and local amenities.

Making an offer

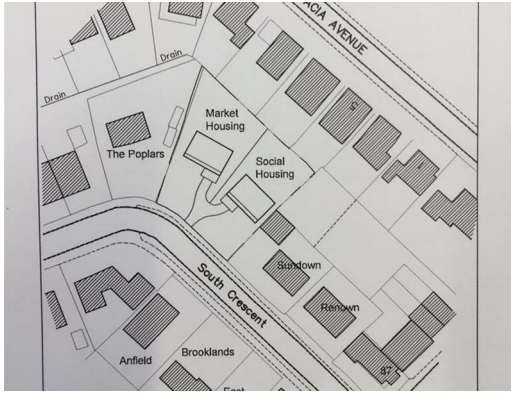
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

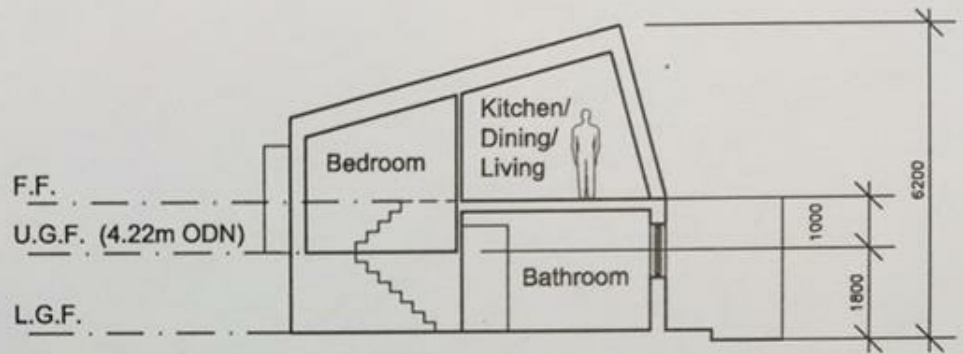
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

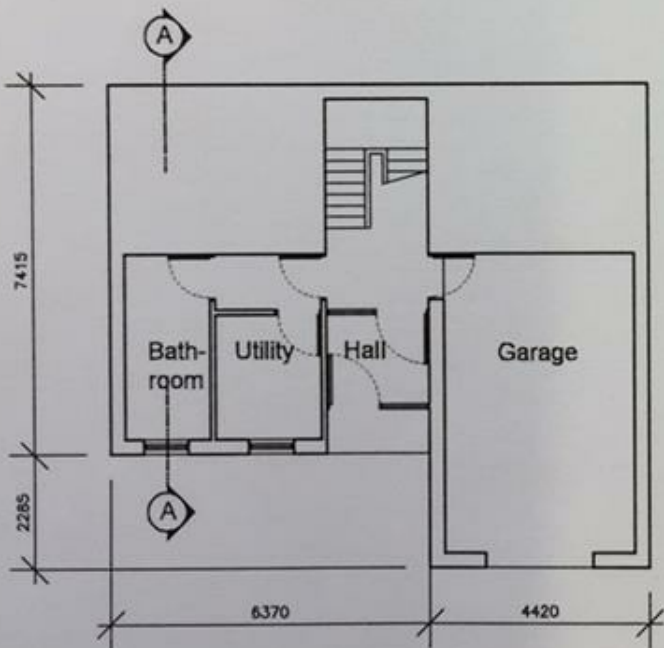
All details also available on our website www.choiceproperties.co.uk

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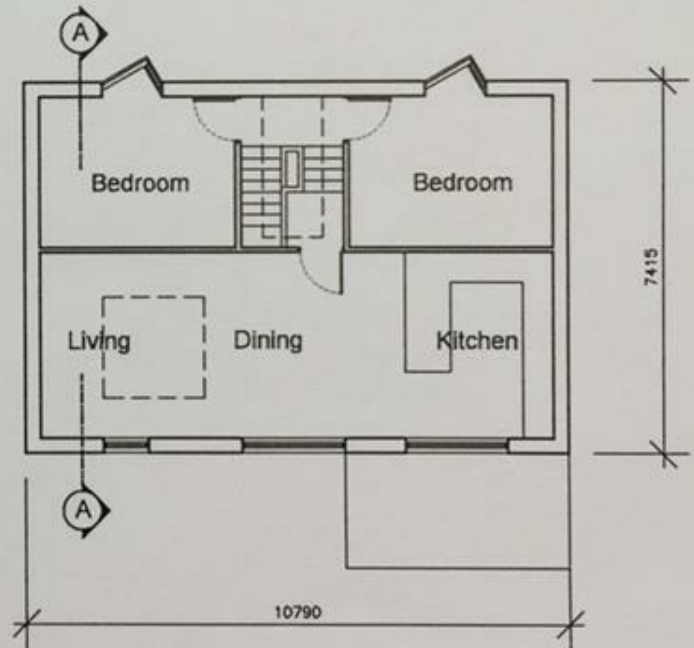




SECTION A-A
SCALE 1:100



LOWER GROUND FLOOR
SCALE 1:100



UPPER GROUND FLOOR
SCALE 1:100

PROPOSED PLANS & SECTION
SCALE 1:100

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 plots can be found on your right hand side.

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	

