



## Plots at Main Road, Gedney Drove End, PE12 9PA

**£180,000**

- Building Plots
- New Build Opportunity
- Rural Village Location
- Full Planning Approved
- Two Four Bedroom Detached Houses
- Five Bathrooms Per Plot
- Twin Oversize Garages
- Site Visits By Appointment
- Contact Ark To Discuss Plots Further
- Plots can Be Sold Individually

Read on to discover more about this development opportunity in Gedney Drove End. Offering nearly 4000sqft of accommodation per plot with twin garages and situated just a stones throw from coastal walks along The Lincolnshire Wash. Internally comprising four bedrooms, two reception rooms, five bathrooms plus utility room, store and two garages. This self-build countryside haven is more than a house; it's a lifestyle. Schedule a site visit today and make this dream retreat your reality. Welcome home to tranquility, comfort, and the beauty of the countryside.

**Entrance Hall 7'6" x 23'1" (2.31m x 7.04m)**



PVCu double glazed door with glazed sidelight to front, stairs to first floor, doors to garages and rear lobby.

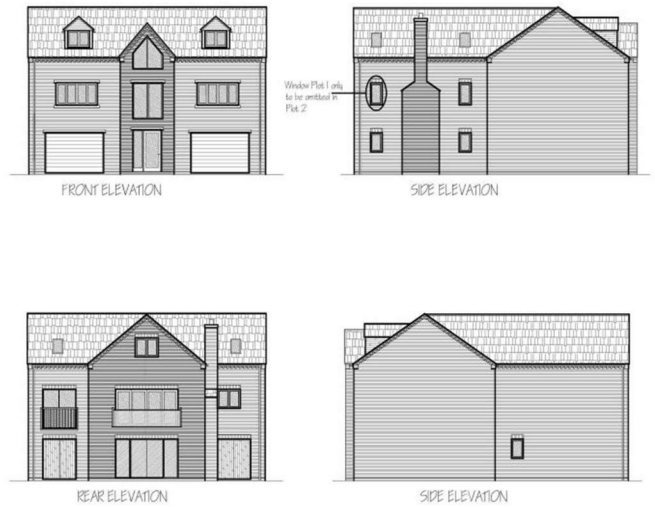
**Landing**

built in storage cupboard (1.50m x 1.63m)

**Garage One 15'3" x 23'1" (4.65m x 7.04m)**

Garage door to front and French doors opening to rear.

**Garage Two 15'3" x 23'1" (4.65m x 7.04m)**



Garage door to front and French doors opening to rear.

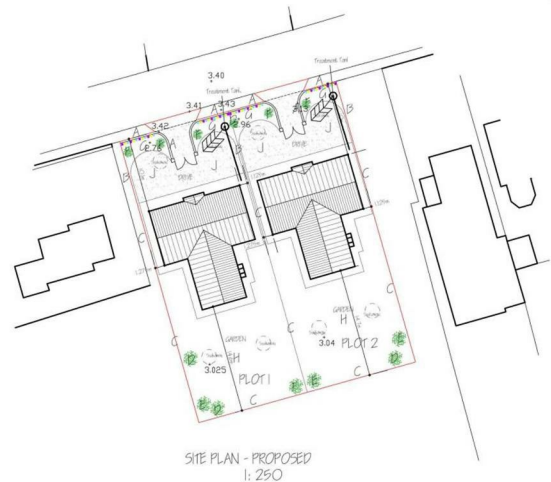
**Rear Lobby 9'10" x 5'6" (3.00m x 1.69m)**

With doors to WC, utility room and storage room.

**WC 9'10" x 6'6" (3.00m x 2.00m)**

PVCu double glazed window to side, four piece suite comprising bath, shower cubicle, toilet and wash hand basin.

**Storage Room 9'10" x 6'6" (3.00m x 2.00m)**



PVCu double glazed window to side.

**Utility Room 18'8" x 12'5" (5.69m x 3.79m)**

PVCu double glazed window to rear and French doors with glazed sidelights to rear.

**First Floor Landing 7'6" x 23'1" (2.31m x 7.04m)**

PVCu double glazed window to front, stairs to second floor, doors to bedroom one, kitchen diner, WC and Lounge.

**WC 6'0" x 3'11" (1.85m x 1.2m)**



Toilet and wash hand basin.

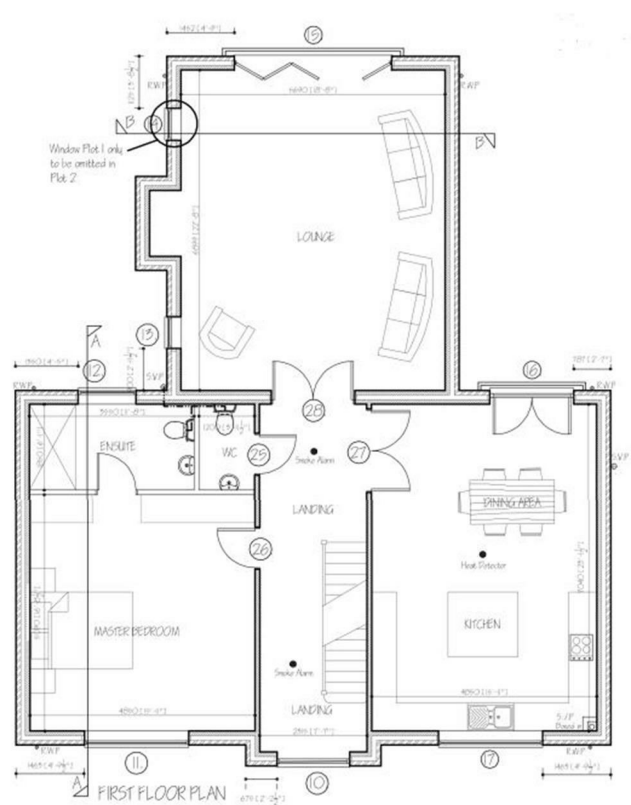
**Bedroom One 16'8" x 15'10" (5.09m x 4.85m)**

PVCu double glazed window to front, door to ensuite.

**Ensuite 11'7" x 6'0" (3.55m x 1.85m)**

PVCu double glazed window to rear, three piece suite comprising shower cubicle, toilet and wash hand basin.

**Lounge 18'8" x 22'7" (5.69m x 6.89m)**



PVCu double glazed window to side, bi folding doors with Juliette balcony to rear.

**Kitchen 15'10" x 23'1" (4.85m x 7.04m)**

PVCu double glazed window to front, French doors with Juliette balcony to rear.

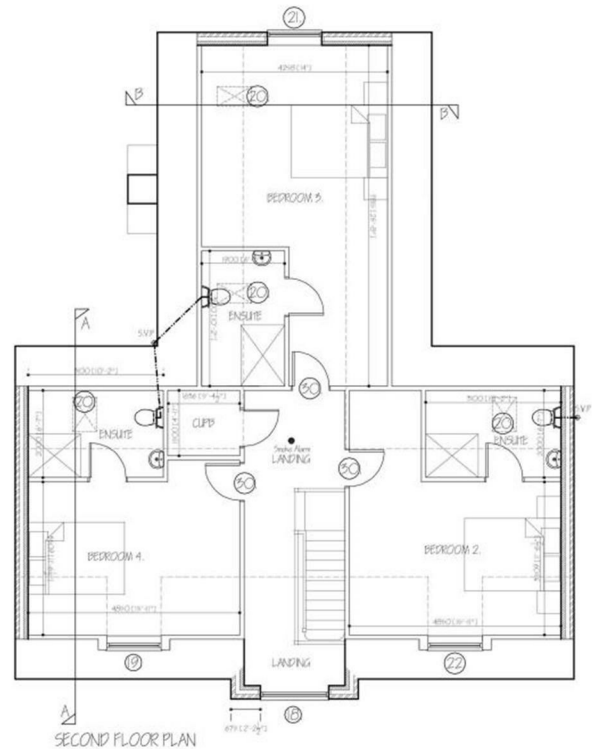
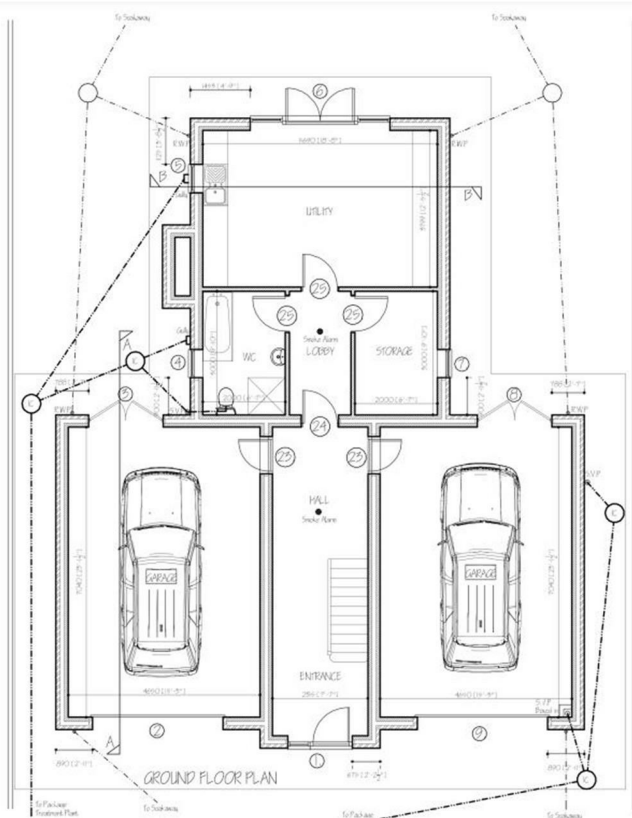
**Second Floor Landing 7'6" x 23'1" (2.31m x 7.04m)**

PVCu double glazed window to front, built in cupboard (1.50m x 1.63m), doors to bedrooms two, three and four.



**Bedroom Two 15'10" x 11'5" (4.85m x 3.50m)**

**Bedroom Four 15'10" x 11'5" (4.85m x 3.50m)**



PVCu double glazed window to front, door to ensuite.

**Ensuite 10'2" x 6'6" (3.10m x 2.00m)**

Velux style window to rear, shower cubicle, toilet and wash hand basin.

**Bedroom Three 13'11" x 25'7" max (4.25m x 7.81m max)**

PVCu double glazed window to rear and Velux style window to side, door to ensuite.

PVCu double glazed window to front, door to ensuite.

**Ensuite 10'2" x 6'6" (3.10m x 2.00m)**

Velux style window to rear, shower cubicle, toilet and wash hand basin.

**Outside**

The plot itself is roughly measured to be 0.09 acre, buyers are advised to confirm this with their own investigations prior to purchase.

**The Wash**

The Wash is a rectangular bay and multiple estuary at the north-west corner of East Anglia on the East coast of England, where Norfolk meets Lincolnshire and both border the North Sea. One of Britain's broadest estuaries, it is fed by the rivers Witham, Welland, Nene and Great Ouse. It is a 620 km<sup>2</sup> (240 sq. mi.) biological Site of Special Scientific Interest. It is also a Nature Conservation Review site, Grade I, a National Nature Reserve, a Ramsar site, a Special Area of Conservation and a Special Protection Area. It is in the Norfolk Coast Area of Outstanding Natural Beauty and part of it is the Snettisham Royal Society for the Protection of Birds nature reserve.

### Additional Information

PLEASE NOTE: The plans for plots one and two may differ slightly. These details are issued as a guide.

There is a mains water connection to site.

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

External Material Schedule;

Walls - WeinbergerOlde Farndale Multi

Roof - Weinberger Lindum Dark Grey

Windows and doors - White PVCu

Guttering/Downpipes - Black PVCu

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested

or confirmation of available funds from your solicitor.

### Property Postcode

For location purposes the postcode of this property is: PE12 9PA.

### Viewing Arrangements

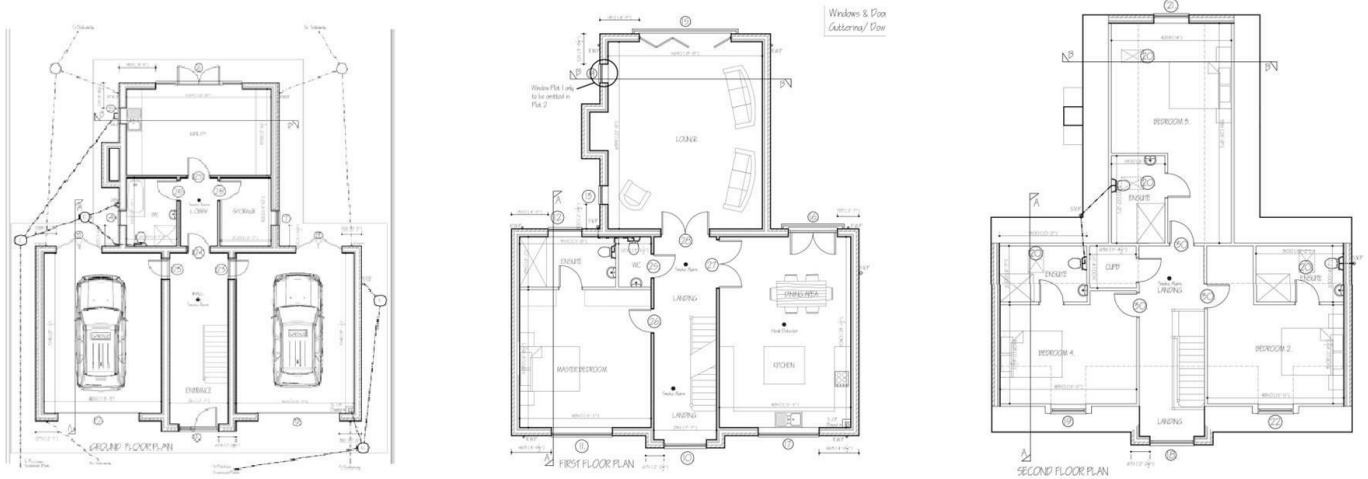
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Gedney Drove End

Gedney Drove End is a village in the civil parish of Gedney and the South Holland district of Lincolnshire, England. It is 40 miles (64 km) south-east from the city and county town of Lincoln, and 12 miles (20 km) from both Boston at the north-west and King's Lynn at the south-east.

Gedney Drove End is within Gedney Marsh, 5 miles (8 km) north-east from the parish village of Gedney, and 1 mile (1.6 km) from the south-west shore of The Wash estuary. The village is centred where Marsh Road runs into Dawsmere Road at the junction with Main Road, the B1359 road which runs from the village to Long Sutton. There is a public house, 'The Rising Sun' on Marsh Road and also on the Main Road is Gedney Drove Primary School. The village hall, which is shared with the neighbouring hamlet of Dawsmere, is on Dawsmere Road.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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