



New Build 1 Thary Lane, Surfleet, PE11 4BN

£495,000

STUNNING SELF-BUILD OPPORTUNITY

An exceptional chance to be part of a bespoke development in the charming village of Surfleet. Located in a peaceful, private setting, This plot forms part of an exclusive collection of six individually designed homes on a private road. This serviced plot (approx. 868m²) comes with full planning permission for a spacious four-bedroom executive home. Key infrastructure is already in place, including road access, service ducts, fibre broadband, mains electricity, and a water connection.

What sets this opportunity apart is the unique build approach:

The developer is offering to construct the external shell of the home, complete with underfloor heating and an air source heat pump, while giving the purchaser the opportunity to customise key elements—subject to the stage of construction.

*Choice of windows and doors

*Choice of roof tiles

*Complete control over internal layout, finishes, cladding and fittings

This offers the perfect blend of self-build freedom with the assurance of a professionally managed construction process. This is a rare opportunity to create your dream home in a beautiful, well-connected village setting.

Entrance Hall 18'11" x 8'2" (5.77m x 2.49m)

Lounge / Kitchen / Dining 40'0" x 16'4" (12.2m x 4.99m)

Utility 10'5" x 9'4" (3.19m x 2.87m)

Double Garage 18'3" x 17'11" (5.57m x 5.48)

W/C 8'8" x 5'3" (2.65m x 1.61m)

Study 15'5" x 8'2" (4.7m x 2.5m)

Upstairs Landing 21'8" x 7'9" (6.62m x 2.38m)

Bathroom 9'0" x 3'11" (2.75m x 1.21m)

Bedroom 1 14'3" x 12'11" (4.35m x 3.95m)

Dressing Room 8'10" x 7'6" (2.71m x 2.29m)

En-suite 9'8" x 6'7" (2.97m x 2.01m)

Bedroom 2 15'7" x 15'7" (4.76m x 4.77)

En-suite 2 15'7" x 15'7" (4.77m x 4.75m)

Bedroom 3 13'5" x 9'9" (4.1m x 2.99m)

Bedroom 4 13'0" x 10'7" (3.98m x 3.23)

Bedroom 5 11'4" x 8'2" (3.47m x 2.5m)

Property Postcode

For location purposes the postcode of this property is:

Section 106 Agreement

This development is subject to a Section 106 agreement, which requires that the purchaser of this plot must be the eventual occupier and use the property as their main residence.

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.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

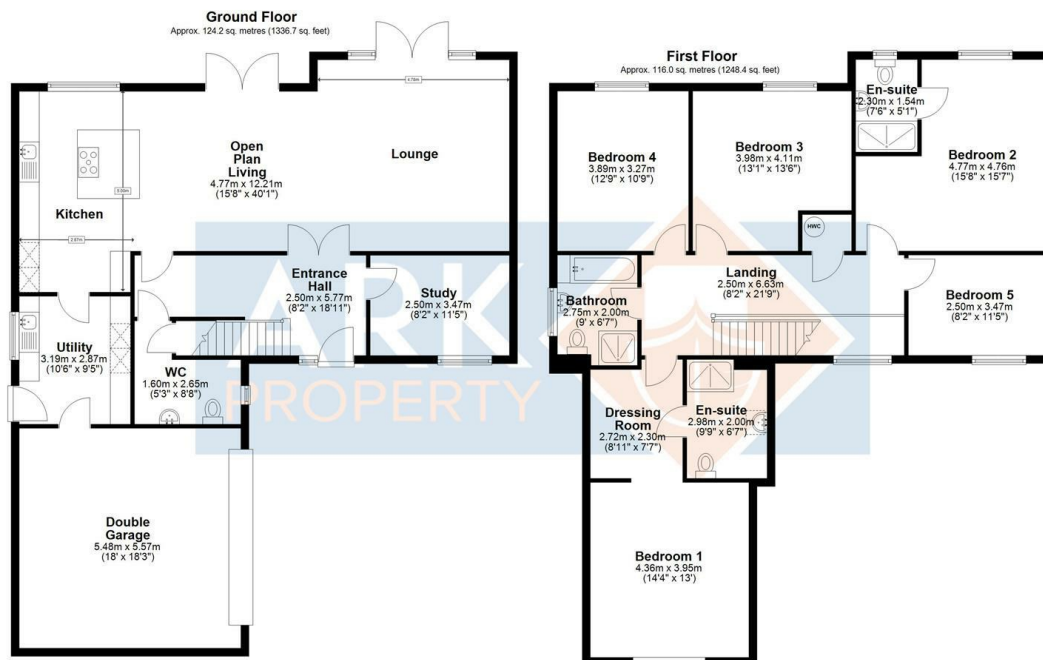
Disclosure

In accordance with the Estate Agents Act 1979, we are required to disclose that the seller of this property is associated with Ark Property Centre.

Site



Floor Plan



Total area: approx. 240.2 sq. metres (2585.1 sq. feet)

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