



## 1 Marine Drive, Surfleet, PE11 4YU

**£495,000**

### STUNNING SELF-BUILD OPPORTUNITY

An exceptional opportunity to become part of a bespoke development in the charming village of Surfleet. Set within a peaceful and private setting, this plot forms part of an exclusive collection of just six individually designed homes, accessed via a private road. Buyers currently have the opportunity to personalise the internal layout along with a choice of fixtures and fittings, allowing for a truly tailored home.

\*Under floor heating

\*Fibre

\*Block paved driveway

\*Completion April 2026

**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.

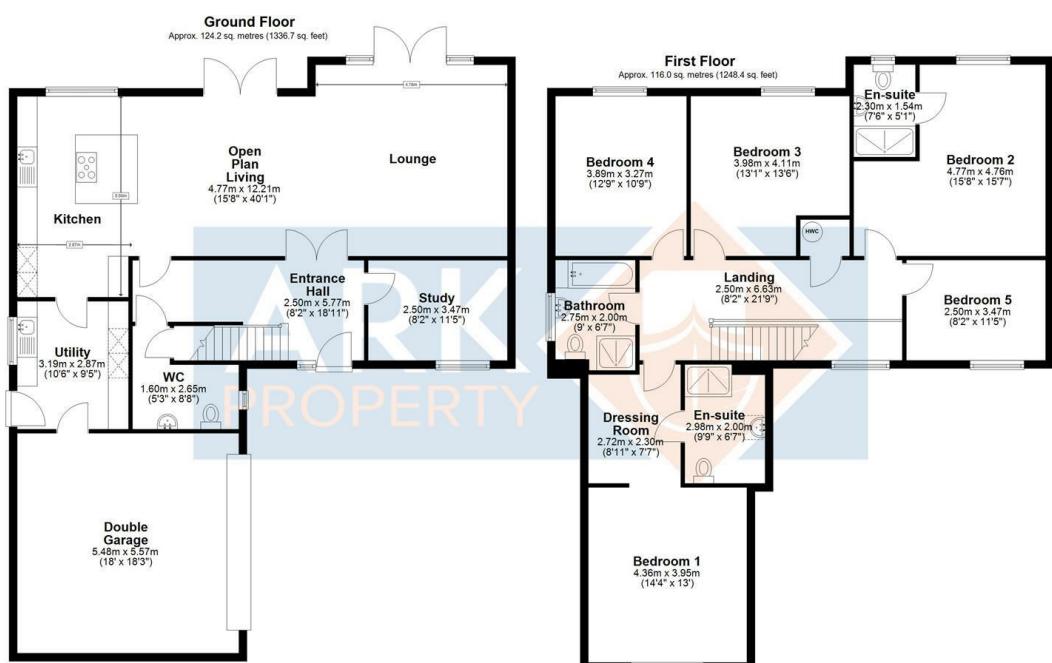
### **Disclosure**

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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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

