

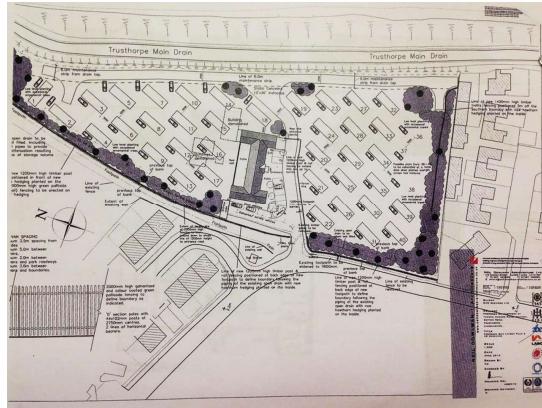
**Former Humber Radio Station Sutton Road, Trusthorpe  
Mablethorpe LN12 2PY**

## **welcome to**

## **Former Humber Radio Station Sutton Road, Trusthorpe Mablethorpe**

\*\*\*DO NOT MISS OUT\*\*\*

Land of approx 2.8 acres (STS) in a PRIME BEACH FRONT LOCATION with FULL PLANNING granted for approx. 40 Static Caravans & the conversion of the Former Humber Radio Station into a Shop, Restaurant & Cafe. PLEASE BE ADVISED THAT VAT IS APPLICABLE ON THE PURCHASE PRICE.



## **Location**

Trusthorpe itself is located between the Victorian East Coast Village Resort of Sutton on Sea & Mablethorpe to the North, both of which offer a good range of amenities, including Pubs, Bars, Restaurants, Supermarkets, School & Doctors surgeries etc., whilst also boasting award winning wide sandy beaches & an abundance of associated Sea Front attractions. A little further afield can be found the Lincolnshire Wolds Market Town of Alford & the Capital of the Wolds Louth, both of which again offer extensive amenities & facilities. PLEASE BE ADVISED THAT VAT IS APPLICABLE ON THE PURCHASE PRICE OF THIS SITE.

## **Note**

Planning permission was granted on 12th September 2013 for change of use, (reference N/110/02480/12) conversion of and alterations to the former radio station building into a restaurant & shop, to use land for the siting of static caravans and the erection of fencing 1.2 and 2.0 meters in height, in accordance with the amended plans received by the local planning authority received on the 21st February 2013.

Please note permission has lapsed, however East Lindsey District Council have confirmed, in writing, that as a valid start has been made to this development it is extant.

PLEASE BE ADVISED THAT VAT IS APPLICABLE ON THE PURCHASE PRICE OF THIS SITE.

## **Viewing**

Please call William H Brown on 01754 768311 today for further information or to arrange a viewing.



***view this property online*** [williamhbrown.co.uk/Property/SKG106110](http://williamhbrown.co.uk/Property/SKG106110)



welcome to

## Former Humber Radio Station Sutton Road, Trusthorpe Mablethorpe

- PRIME EAST COAST HOLIDAY LOCATION
- Planning Permission approved for approx. 40 Static Caravans Pitches
- Planning for Existing Building Conversion into on Site Amenities
- \*\*RARE OPPORTUNITY\*\* Don't Miss Out!
- FANTASTIC Beach Front Location

Tenure: Freehold EPC Rating: Exempt

### directions to this property:

See Multi Map Illustrations.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SKG106110 - 0016

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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