

Site for the erection of Holiday Cottage, Roman Bank, Sandilands

£59,950

Willsons
SINCE 1842

Site for the erection of Holiday Cottage, Roman Bank, Sandilands, Mablethorpe,

"AGENT'S COMMENTS"

Willsons are pleased to offer for sale the opportunity to purchase a large site with full planning permission for the erection of a holiday cottage situated in the sought after location of Sandilands, Sutton on Sea.

Full planning permission was granted on 5th November 2026 for the erection of a holiday cottage and construction of vehicular access.

LOCATION

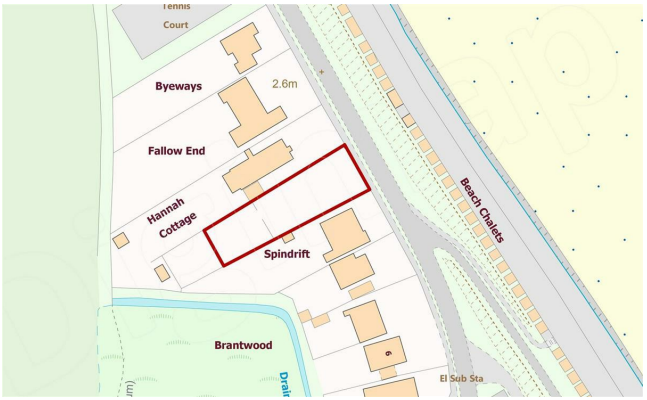
Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.

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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk







Location & Access
The site is situated on the western side of Roman Bank, Sandilands. The location should be identified by a 'For Sale' board situated on the site frontage and as shown outlined in red on the plan.

Tenure & Possession
The Freehold interest in the property is being offered with full vacant possession upon completion. The site forms part of title no. LL257333.

Boundaries
The boundaries of the site are well defined on the ground. The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership .

Planning
Full planning permission has been granted by East Lindsey District Council on 5th November 2026 for the erection of a holiday cottage and construction of a vehicular access. The planning application numbers is 01495/26/FUL. The full planning decision relating to the application can be viewed on East Lindsey District Council website (https://www.e-lindsey.gov.uk/planning). It should be noted amongst other particulars of decision that the development must begin no later than the expiration of 3 years beginning with the date of the permission.

The holiday cottage shall be occupied for holiday purposes only and shall not be occupied as a persons sole or main place of residence.

The development shall only be occupied between 15th March and 31st October.

Site Dimensions (approximate)
Frontage: 16m
Rear: 12.5m
Depth: 52m

HM Land Registry
The site is registered with HM Land Registry as title no. LL257333 and the sale will be a part transfer of this title.

Services
We understand that mains electricity, gas, water and drainage are available within the public highway. Prospective purchasers should make their own enquiries as to the availability of services.

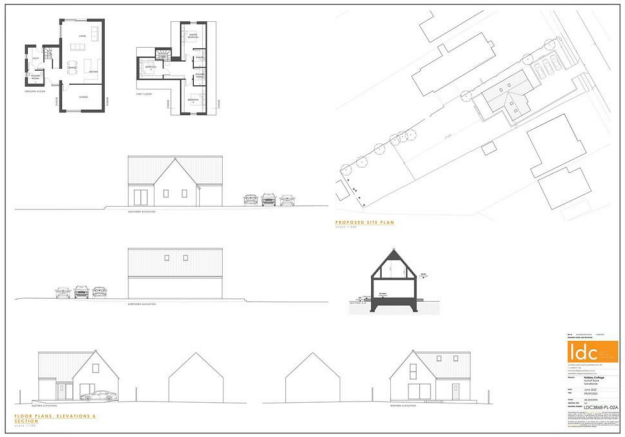
Restrictions, Easements, Wayleaves & Rights of Way
The site is sold subject to an with the benefit of all existing rights, including rights of way, whether public or private, and whether or not mentioned in these particulars of sale.

Viewing
Viewing is by appointment only and a set of these particulars should be to hand when viewing. Anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land.

Anti Money Laundering
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Local Authorities
Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH. Tel: 01507 601111. Water & Sewerage Provider: Anglian Water. Power provider: Western Power Grid.

Directions
From the main A52 Station Road from Sutton-on-Sea, turn onto Sea Lane and continue to Huttoft Bank. The plot can be found on the right hand side after 375m.
What3Words///shipwreck.troubled.chimp













Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.