



**Development Land Off Huttoft Road Huttoft Road, Sutton-On-Sea Mablethorpe LN12 2QZ**



**welcome to  
Development Land Off Huttoft  
Road Huttoft Road, Sutton-On-  
Sea Mablethorpe**

- DEVELOPMENT LAND
- APPROX 2.5 ACRES (STS)
- FREEHOLD
- SITUATED IN THE SEASIDE TOWN OF SUTTON ON SEA
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Exempt

guide price  
**£325,000**

An opportunity to acquire a freehold development site extending to approximately 2.5 acres (subject to accurate site survey), situated in the seaside town of Sutton on Sea, which is approximately 15 miles from Skegness and 18 miles from the market town of Louth.



**Description**  
**Access**  
**Tenure**  
**Planning Permission**



**Property Ref:**  
SKG109447 - 0008

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.

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