



CHOICE PROPERTIES

Estate Agents

Willerby Sheraton Lodge, Poplar Farm
Leisure Park Crabtree Lane,
Price £79,950



It is a pleasure for Choice Properties to be the selling agent for the beautifully maintained and sought after Poplar Farm Leisure Park. here we offer for sale a brand new 2026 model: featuring two bedrooms (one en-suite) and benefiting from a lake view and composite decked seating veranda. With low site fees, on-site facilities and amenities and only being a short walk to award winning beaches, early viewing of what the site has to offer is most certainly advised. Contact us today on 01507 443777.

The generously proportioned lodge comprises:

Open Plan Kitchen/Dining/Reception Room

12'6 x 20'0

Kitchen:

Fitted with a range of stylish wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring gas hob with extractor hood over, integrated oven, integrated fridge/freezer, integrated microwave, space for a dining table, dual aspect windows and set out in an open plan design with the:

Reception Room:

Benefiting from "French doors" to the composite decked veranda and fitted with an electric feature fireplace.

Hallway

Doors leading to:

Shower Room

2'4 x 7'5

Fitted with a three piece suite comprising low level wc, vanity hand wash basin, mixer tap, shower cubicle.

Bedroom 1

12'6 x 8'3

Double bedroom, fitted bedside cabinets, fitted vanity dresser, walk-in wardrobe, door leading to:

En-Suite

7'10 x 3'5

Fitted with a three piece suite comprising low level wc, vanity hand wash basin, mixer tap, shower cubicle, towel radiator.

Bedroom 2

6'5 x 8'4

Sizeable twin bedroom with a fitted single wardrobe and wall storage cupboards.

Communal Gardens

Regularly upkept, laid to lawn.

About the site

The park offers an attractive and well-maintained setting designed to provide both relaxation and convenience for residents and visitors alike. At the heart of the site is a welcoming on-site bar and café, which serves as a popular social hub and hosts a variety of regular activities and entertainment, including live music performances, bingo evenings, and community events throughout the season.

A particularly appealing feature of the park is its picturesque lake with an ornamental water fountain, creating a peaceful environment where residents can unwind and enjoy the surroundings. The site also benefits from ample communal off-road parking, ensuring convenient access for both owners and guests.

For added peace of mind, the park operates a dedicated on-site sales office, managed by experienced staff members who reside within the park itself. Their presence provides valuable support, assistance, and security, with help available to residents and visitors on a 24-hour basis. Combining attractive communal facilities, a vibrant social atmosphere, and excellent on-site management, this established caravan park presents an appealing lifestyle opportunity in a well-cared-for environment.

Location

Situated in the charming coastal village of Sutton-on-Sea, the park enjoys an enviable position within one of Lincolnshire's most peaceful and picturesque seaside destinations. Renowned for its relaxed atmosphere and traditional coastal charm, Sutton-on-Sea offers a quieter pace of life while still providing easy access to a range of everyday amenities and leisure opportunities.

The village is home to award-winning Blue Flag beaches, offering miles of unspoilt coastline, clean sands, and scenic promenades, making it an ideal location for those seeking to enjoy the very best of the British seaside. Unlike some of the larger and busier coastal resorts, Sutton-on-Sea is particularly appreciated for its tranquil environment, providing a welcoming retreat away from the crowds whilst retaining a strong sense of community.

Just a short distance away lies the highly regarded area of Sandilands, celebrated for its beautiful beach and recently enhanced nature reserve. The reserve has become a popular destination for walkers, dog owners, and nature enthusiasts, offering an abundance of wildlife and attractive coastal landscapes to explore.

The nearby resort town of Mablethorpe provides a wider selection of shops, supermarkets, restaurants, and family attractions, ensuring that all essential amenities and recreational facilities are within easy reach.

Combining the best of both coast and countryside, Sutton-on-Sea offers a superb setting for those seeking a peaceful seaside lifestyle, with stunning natural surroundings, excellent local amenities, and easy access to some of Lincolnshire's most attractive coastal locations.

Tenure & Fees

Yearly licence, with site fees payable to Poplar Farm Leisure Park. Upon purchase, no site fees are payable until March 2027, which includes two LPG bottles and a gas safety check.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Exempt.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

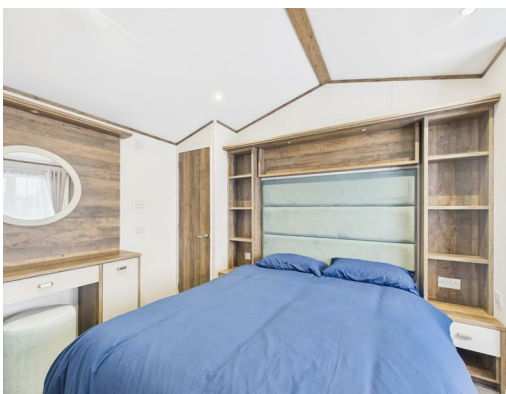
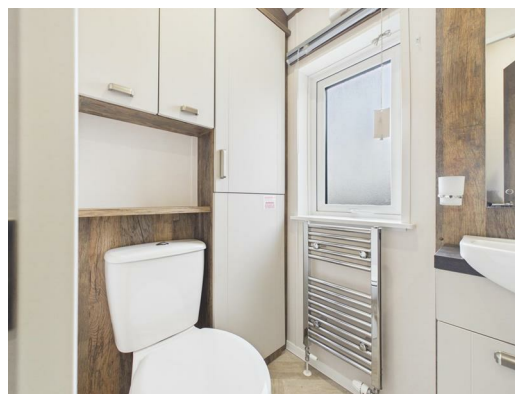
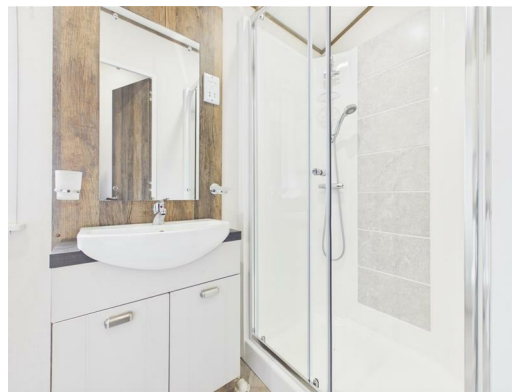
Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Approximate total area⁽¹⁾
485 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton on Sea office, head right along the High Street and turn left at the mini roundabout, continue along in the direction of Sandilands. Continue down the A52 following this road along and just as you are about to leave the village, Crabtree Lane can be found on your right hand side. Approximately half way along Crabtree Lane, the park can be found on your left hand side, with barriered entrance after a short drive down the lane.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

