

INDIVIDUAL BUILDING PLOTS FOR SALE

Plots 9 - 12, Sunshine Avenue, Burgh Le Marsh PE24 5BW

BROWN & CO JH Walter

PLOT 9



PLOT 10



PLOT 11



PLOT 12



ANDREW CLOVER PLANNING AND DESIGN
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Project	Proposed Overlap
Location	London Lane, Bough & Pines
Drawing Title	Plot 3
Client	Planning
Date	15/08/2024
Scale	1:100 @ A1
Drawing No.	63924-107

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Project	Proposed Overlap
Location	London Lane, Bough & Pines
Drawing Title	Plot 4
Client	Planning
Date	15/08/2024
Scale	1:100 @ A1
Drawing No.	63924-108

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DESCRIPTION

Full planning permission has been granted for a residential development of 4 detached houses with access off a new private driveway. Further details of the planning permission and layout are available from East Lindsey District Council under planning reference number S/023/00834/24. An additional building plot (plot 6) is available by separate negotiation. Further details are also available from the agent.

Plot 9 – consent for a 2 storey, 4 bedroom detached house with a detached double garage. Size is approximately 199.9 sq. m (2,152 sq. ft)

Plot 10 – consent for a 2 storey, 4 bedroom detached house with a detached single garage. Size is approximately 213.9 sq. m (2,302 sq. ft)

Plot 11 – consent for a 2 storey, 4 bedroom detached house with an attached single garage. Size is approximately 281.9 sq. m (3,034 sq. ft)

Plot 12 – consent for a 2 storey, 4 bedroom detached house with an attached single garage. Size is approximately 241.9 sq. m (2,604 sq. ft)



LOCATION

Burgh le Marsh is a small town in Lincolnshire now by-passed by the A158 on the eastern fringe of the Lincolnshire Wolds about 4.5 miles west of Skegness. It has a good range of local facilities including a primary school, convenience shopping and public houses / restaurants. Burgh has a population of about 2,350 and lies within the catchment of Skegness Grammar School. The National Trust property, Gunby Hall lies just to the north east of Burgh le Marsh.

Wildshed Lane is a rural road off Wainfleet Road to the south of the town centre just 300m (350 yds) from the St Peter & St Paul Church of England Primary School. To the south of the property is a new development of similar large houses while there is agricultural land to the north and west. There are public footpaths leading into pleasant local countryside.

PLANNING

Interested parties should make their own enquiries of East Lindsey District Council on 01507 601111 for further information in connection with planning.

SERVICES

Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services. The Vendor is to supply electricity and water to front of the site. The cost will be split between each building plot.

EASEMENT, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this brochure.

GUIDE PRICE

Plot 9: £115,000

Plot 10: £115,000

Plot 11: £120,000

Plot 12: £115,000

The additional building plot (plot 6) is available at a guide price of £95,000.

VAT

Prices quoted in these particulars are net of VAT. As at the date of these particulars, we are informed by our client that they have not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

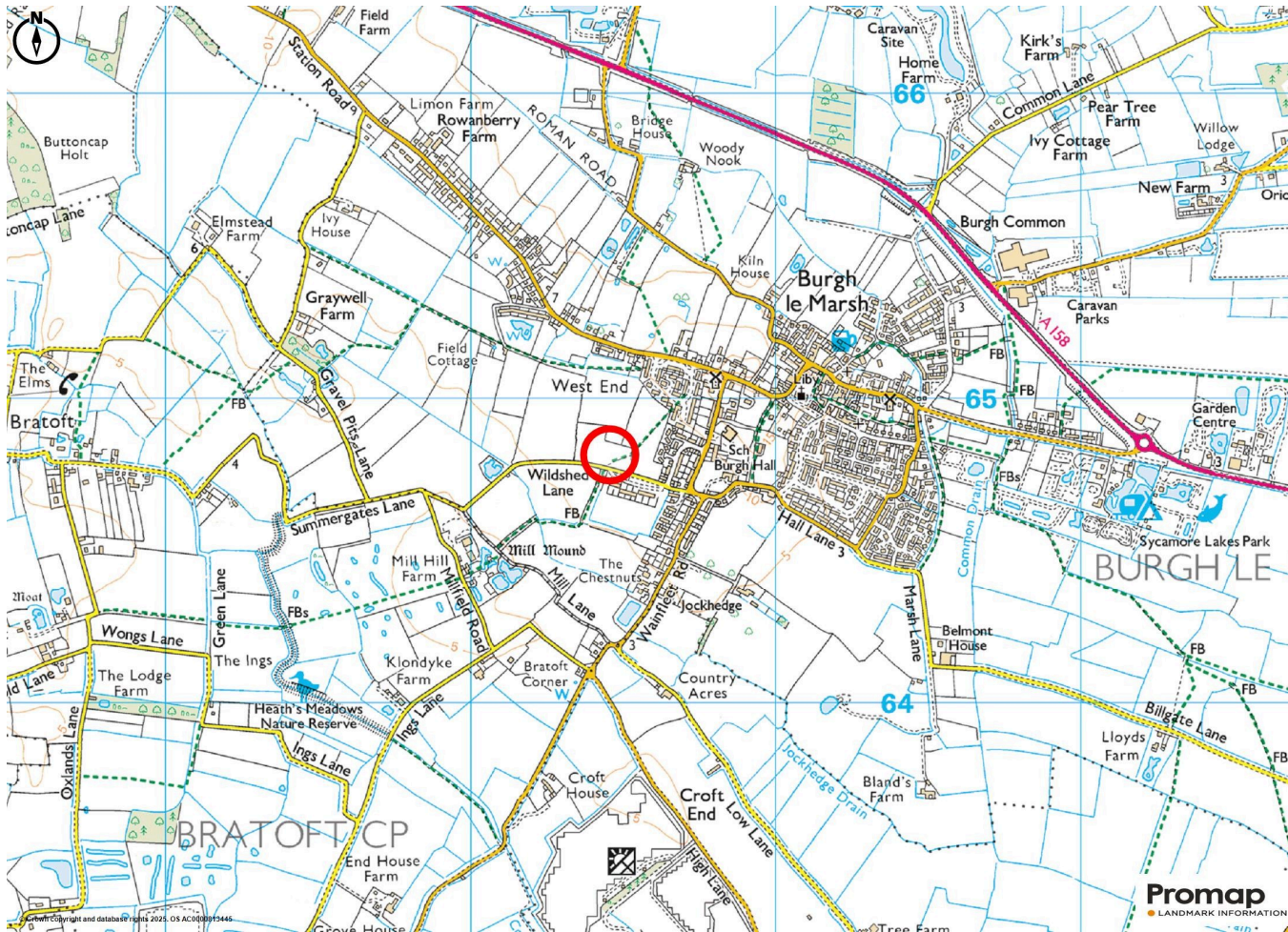
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