

PRIME RESIDENTIAL DEVELOPMENT SITE, NORTH PARADE, SKEGNESS, LINCS, PE25 1DB



- SITE WITH OUTLINE CONSENT FOR 64 APARTMENTS, RETAIL UNITS, RESTAURANTS/ BARS CONFERENCE/MEETING ROOMS
- SITE AREA 0.64 ACRES (STS)
- SEA FRONT LOCATION
- UNIQUE & RARE OPPORTUNITY

PRICE:- OFFERS INVITED

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Also
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T 01507 602264 F 600036

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
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Registered in England 03710262

DESCRIPTION

A Freehold Promenade Development Site with westward frontage to North Parade and eastern frontage to the sandhills and beach, this level site extends to 0.64 acres (0.26 ha's), (subject to survey) and forms a rectangular shape devoid of buildings.

Frontage to North Parade	22.25 m	73 ft
Depth (East – West)	118 m	390ft

LOCATION

Skegness is the principle Lincolnshire coastal resort lying some 40 miles east and south of Lincoln and Grimsby respectively having a residential population of around 19,000 persons with a substantial increase with the arrival of holiday makers and day visitors and tourists during the summer months, the resort now enjoying extended trading in the autumn and spring.

The main communication links into the town are the A52 Boston and A158 Lincoln roads whilst a regional railway service runs from Skegness Railway Station (1.5km) to Grantham leading into the Inter-City network (London Kings Cross – approx. 3 ¼ hours).

Within the town are to be found national retailers along Lumley Road, The Hildreds Shopping Centre and in two small out of town retail parks.

The site itself lies at the north end of the promenade, being the only residential site on the seaward side of the road. 400 metres to the south area to be found the famous Skegness Pier, entertainment and holiday amenities including The Embassy Theatre and Tower Gardens.

PLANNING

Outline planning Consent (S/153/01032/20) dated 3rd September 2020 has been granted by East Lindsey District Council.

A copy of the consent is available from the sole selling agents and further information is available from the local authority website.

SERVICES

All mains services are understood to be available within or close to the site but all interest parties are advised to make their own investigations.

BOUNDARIES

The approximate boundaries are defined by security fencing on site and are shown on the attached plan. These should be used for identification purposes only and the exact position of boundaries will be clarified by legal advisors.

RIGHTS OF WAY / EASEMENTS

The property is sold subject to all rights of way, easements and wayleaves which may be in place whether referred to in these particulars or not.

LOCAL AUTHORITIES

Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YL
Tel: 01522 552222. Email: customer_services@lincolnshire.gov.uk

East Lindsey District Council, Teddar Hall, Manby Park, Louth, Lincs, LN11 8UP
Tel: 01507 601111 Email: customerservices@e-lindsey.gov.uk

VIEWING

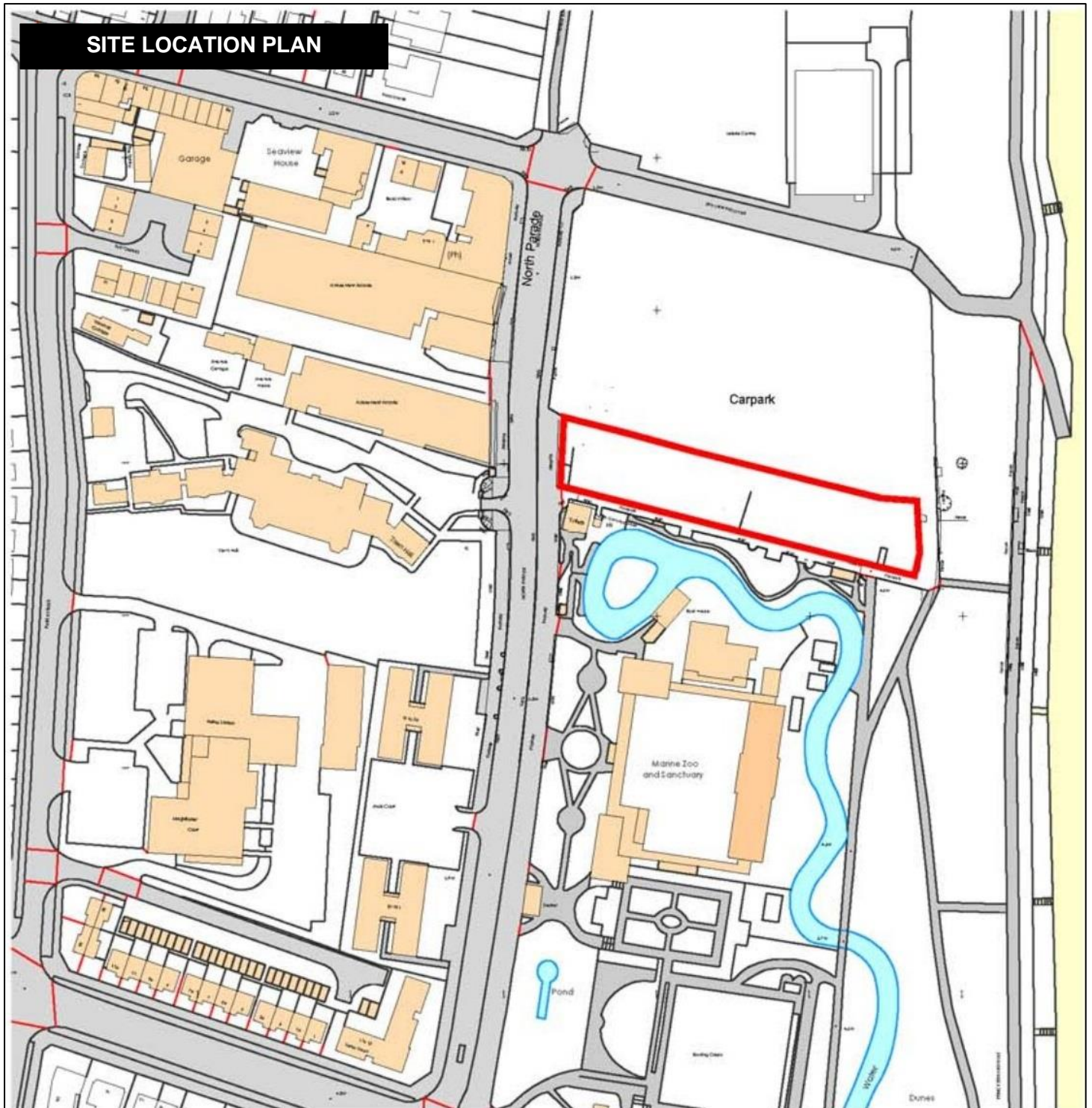
With security fencing in place, do not enter the site. All enquiries to Turner Evans Stevens, Skegness office, 32 Roman Bank, Skegness, Lincs, PE25 2SL.
Tel: 01754 766061 Email: skegness@hunters.com

VAT

This sale is not subject to VAT



SITE LOCATION PLAN





MEASUREMENTS are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

SURVEYS We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

INTERNET All our properties are advertised on our website at www.tes-property.co.uk and also www.rightmove.co.uk and www.propertylive.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our offices.

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