



## Development Site (7 Dwellings)

Situated Station Road, Burgh le Marsh, Lincolnshire – *For Sale by Private Treaty*

**Willsons**  
SINCE 1842

**Development Site**  
**Situated South Side of Station Road**  
**Burgh le Marsh, Lincolnshire PE24 5EL**

**"AGENT'S COMMENTS"**

Willsons are pleased to be able to offer for sale an important and attractive development site situated in the much sought after town of Burgh le Marsh in the eastern part of Lincolnshire. Outline planning permission has been granted for 7 dwellings.

**GUIDE PRICE**

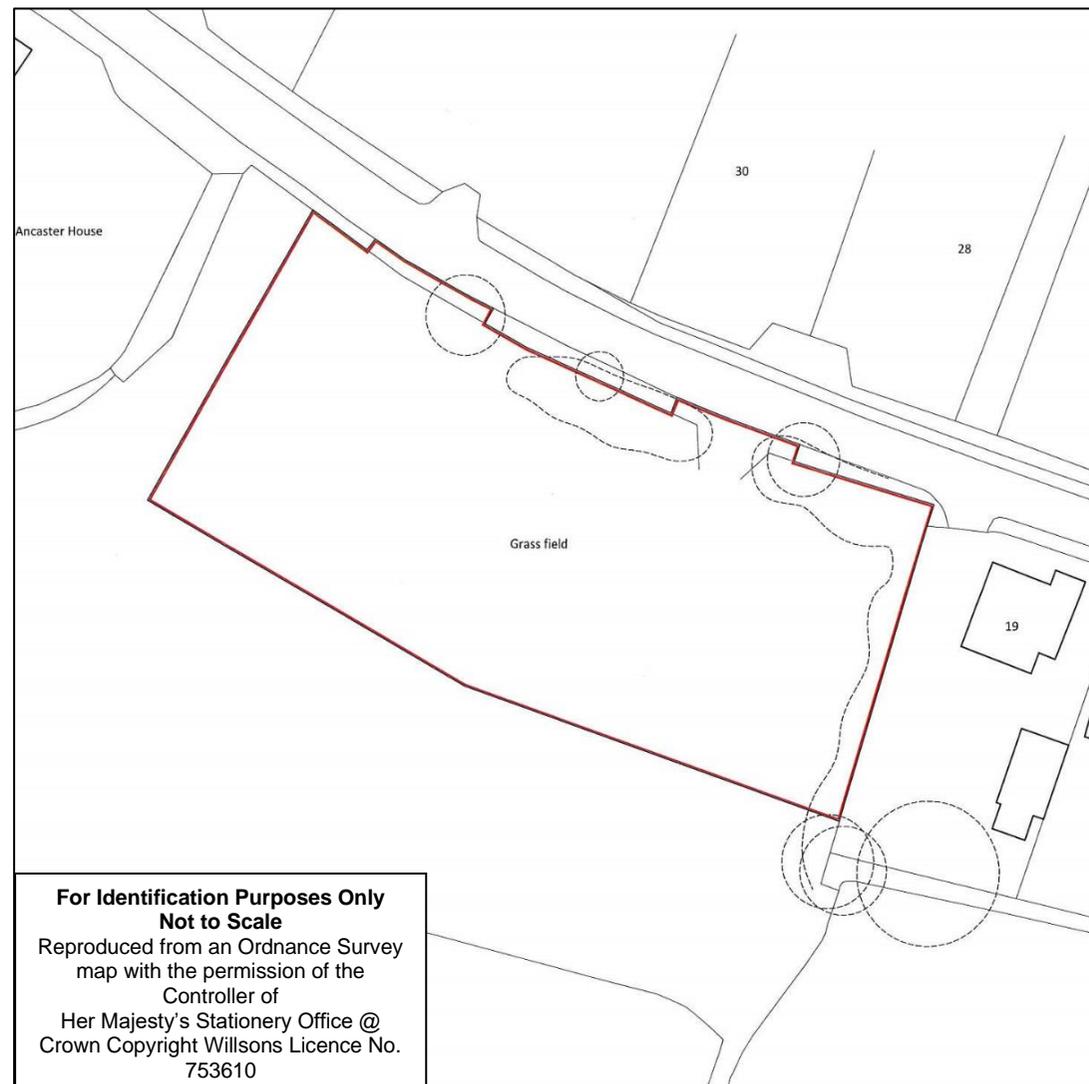
The land is being offered for sale by Private Treaty

(The vendors reserve the right to request "best and final" offers)

**Offers over £600,000**

**ABOUT THE AREA**

*Burgh Le Marsh with its Primary School, Doctor's Surgery, variety of pubs, restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



## LOCATION AND ACCESS

The development site is situated fronting onto Station Road (former A158) in the town of Burgh le Marsh. (Skegness 5 miles, Horncastle 15 miles, Lincoln 36 miles, Peterborough 54 miles and Humberside Airport 44 miles)

## What3words///refuse.relief.limp

## PLANNING PERMISSION

Outline planning permission was granted on 23/02/2023 (Application Number S/023/02383/22) for the “outline erection of 7 no. dwellings”. The ‘indicative’ layout plan shows 1 detached and 6 semi-detached houses.

All relevant documents relating to the Planning Application can be viewed on the website of East Lindsey District Council (<https://www.e-lindsey.gov.uk/planning>). Prospective purchasers are strongly advised to make themselves fully aware of all the information displayed on the website.

## TENURE & POSSESSION

The Freehold interest is being offered for sale with full vacant possession upon completion. (The land will be grazed for the current season ending 31<sup>st</sup> October 2023.)

## SERVICES

All mains services are believed to be in the locality and prospective purchasers should make their own enquiries regarding availability and connection charges.

## BOUNDARIES

The purchaser will be responsible for erecting and maintaining an appropriate stock-proof fence along the western and southern boundaries (these have not been pegged onsite due to possible livestock interference). The remaining two boundaries are clearly defined on the site. The purchaser shall 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.

## DIMENSIONS (approximate)

Frontage 83.5m, Depth 38.4m, Area 3399m<sup>2</sup> or 0.84 of an acre.

## RETAINED AREA

In total the field extends to an area of approximately 5.80 acres. The vendors will retain the area of the field which is not subject to the outline planning permission i.e. 4.96 acres together with a good access leading from Station Road being 7.40m in width at the narrowest point.

## HM LAND REGISTRY

Currently, the development site is not registered with HM Land Registry.

## SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

## RESTRICTIONS, EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

## PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register maps although believed to be correct are for guidance and identification purposes only.

## VIEWING

A Willsons” For Sale” board will be erected on the frontage of the development site. Viewing is permitted during daylight hours and a set of these particulars should be to hand when viewing. For ease of access we would recommend viewing the land from the public footpath off Doubledays Lane (What3words///serenade.football.stress). Cattle will be grazing the land and anyone viewing is responsible for their own safety and should take care of any potential hazards whilst upon the land.

## VAT

It is understood that the sale does not attract VAT.

## 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.

## FURTHER DETAILS FROM THE AGENTS

**Willsons**, 16 Alghitha Road, Skegness, Lincolnshire, PE24 2AG.  
**Tel:** 01754 896100 **Email:** [j.boulton@willsons-property.co.uk](mailto:j.boulton@willsons-property.co.uk)

## LOCAL AUTHORITIES

**Lincolnshire County Council**  
Newlands, Lincoln LN1 1YW. Tel: 01522 552222.

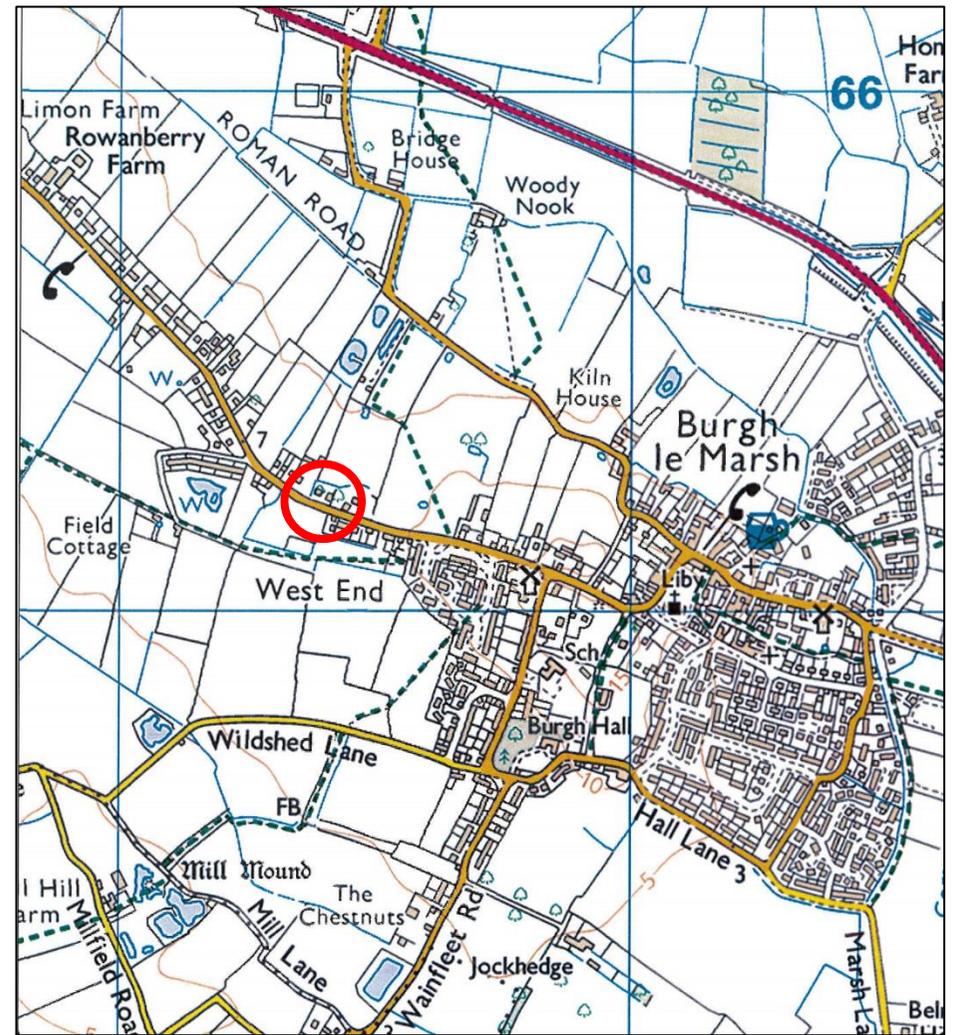
## East Lindsey District Council

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.  
Tel: 01507 601111

**Anglian Water**  
Tel: 0345 791 9155

**Western Power**  
Tel: 0800 096 3080

**British Gas**  
Tel: 0330 100 0056



**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.

SKEGNESS 16 Algha Road 01754 896100

| ALFORD 124 West Street 01507 621111

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