



Willsons

Plots 4b and 4a Sunrise Field, Croft Lane, Croft, Skegness

£100,000



Willsons

SINCE 1842

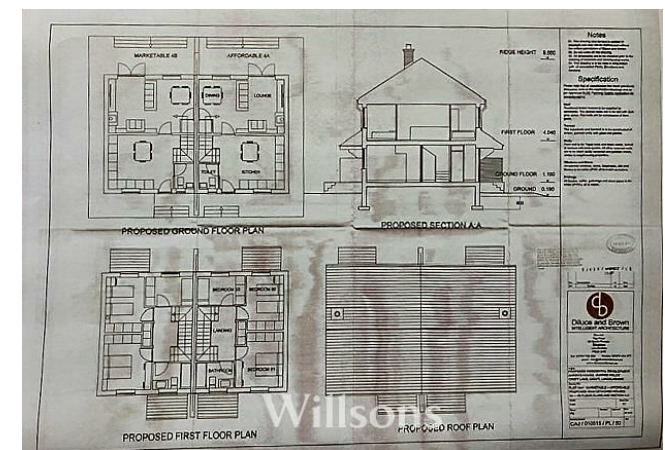
Plots 4b and 4a Sunrise Field, Croft
Lane,
, Croft, Skegness,
Lincolnshire, PE24 4PA

"AGENT'S COMMENTS"

An opportunity has arisen to purchase a pair of partially constructed semi-detached houses on the outskirts of this popular market town approx. 5 miles from the coastal resort of Skegness. Both properties being partially constructed up to first floor window height and requiring completion. Having full planning Permission for a pair of semi-detached 3 bedroom houses granted in December 2015, with No. 4a to be made available for affordable housing.

LOCATION

Wainfleet is a market town in east Lincolnshire. It has a primary school and is home to Batemans Brewery along with shops, doctor's surgery and takeaways. Wainfleet has a railway station that is on the Nottingham to Skegness Line. The seaside town of Skegness is situated approximately 5 miles to the east with the port town of Boston approx. 17 miles to the south west, both of which have a wide range of shops, hospitals, and grammar and comprehensive schools as well as leisure facilities including swimming pools, cinema and theatre. There is also a comprehensive school at Old Leake.



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Planning Permission

Full planning permission was granted by East Lindsey District Council being part of a hybrid planning application to include Plot 1 and Plots 4 and 4a Sunrise Field, Croft Lane. Being Application No. S/039/01280/15. Extracts of the proposed elevations, floorplan and site plans are included in these sales particulars. A copy of the Planning Permission is available from the selling agents or online at www.e-lindsey.gov.uk/planning.

Services

We understand that mains electricity, water and foul drainage will be available close to the site. There is no natural gas in Wainfleet. It will be the responsibility of the purchaser to connect to the appropriate services. NOTE: To the south of Plot 4a is an electricity substation and sewerage pumping station.

Boundaries and Access

The boundaries are shown edged red on the plan attached to these particulars. The 2 rear corners of the site will be denoted with wooden posts. It will be the responsibility of the purchaser to provide, at their own expense a dropped kerb and vehicular access off Croft Lane on the north side of No. 4 which will also provide a right of way off Croft Lane for agricultural vehicles into the rear farmland.

Local Authorities

EAST LINDSEY DISTRICT COUNCIL: The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507601111. **LINCOLNSHIRE COUNTY COUNCIL:** Newlands, Lincoln. LN1 1YW. Tel: 01522 552222.

Viewing

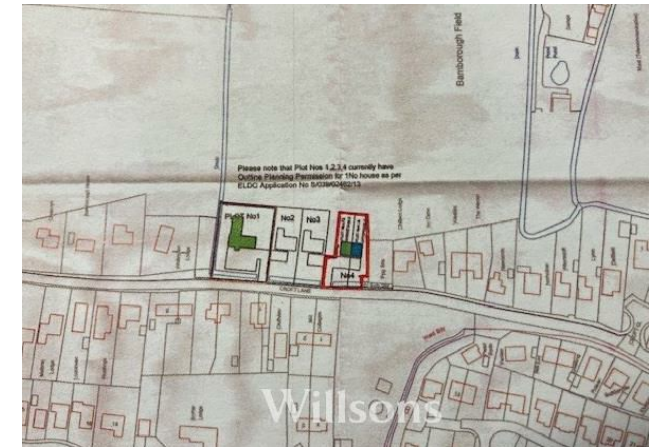
Strictly by prior appointment with the selling agents at Skegness office. Please take care of any potential hazards whilst upon the property. Please also be aware that you enter the property and site at your own risk and neither the vendor or the selling agent accepts any responsibility for any loss, harm or injury which may occur whilst upon the property.

Directions

Proceed south out of Skegness on the A52 Road to Boston, turning right towards Wainfleet onto Croft Bank. Proceed into Wainfleet town turning right onto Mount Pleasant and right again onto Croft Lane. Proceed along Croft Lane whereupon the property will be found on the right hand side.

What3Words

punk.clerics.guidebook





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.



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