



Willsons

The Yard, Ingoldmells Road, Skegness

£95,000



**Willsons**  
SINCE 1842

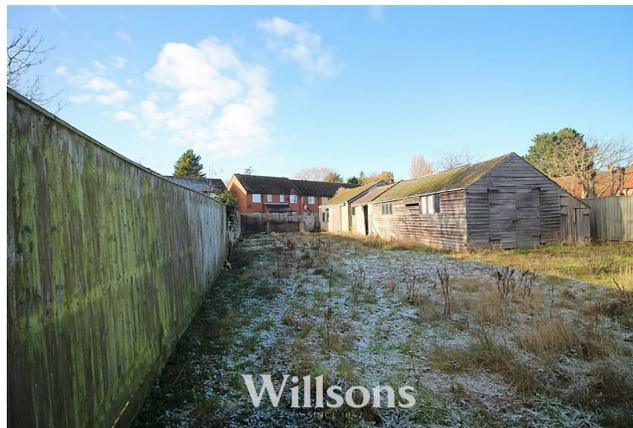
The Yard, Ingoldmells Road,  
Burgh-le-Marsh, Skegness,  
Lincolnshire, PE24 5HD

### "AGENT'S COMMENTS"

*A spacious individual building plot with full planning permission granted to erect a 3 bedroom dwelling and detached garage. Situated in the centre of the popular market town of Burgh Le Marsh, being 5 miles inland from the coastal resort of Skegness. Extending to approx. 0.18 of an acre (STS) and occupying a flat level site.*

### LOCATION

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers and convenience stores, pubs and 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.*



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<https://www.willsons-property.co.uk>

### Planning Permission

Planning Permission for the erection of a detached dwelling with detached garage and associated landscaping on site of existing builders workshop which is to be demolished. Permission was granted on 20th December 2024, application number S/023/01628/24. The development hereby permitted shall not begin no later than three years from the date of this decision.

A copy of the outline planning permission and plans can be obtained by visiting the East Lindsey District Council website [www.e-lindsey.gov.uk/applications](http://www.e-lindsey.gov.uk/applications) or inspected at the agent's Skegness office.

### Mains Services

We understand that mains services of electricity are already on site however the mains water, gas and sewerage are available nearby in the public highway it will be the responsibility of the purchaser to connect to the appropriate services.

### Situation and Access

The plot, outlined in red on the site plans, is situated off Ingoldmells Road, (adjacent to The Old Foundry No; 37), Burgh-le-Marsh. Access is gained via the gravelled driveway.

### Viewings

Viewing is strictly accompanied and only by appointment through the Skegness office at the address shown below.

### Local Authorities

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

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

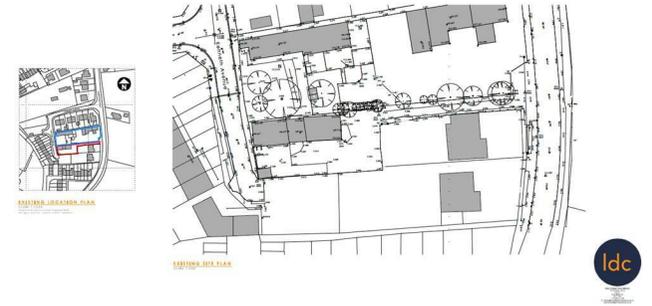
### What 3 Words

prude.commented.reinstate

### Directions

Leave Skegness on the A158 towards Lincoln for approximately 4 miles. Turn left on the roundabout signed posted for Burgh-le-Marsh, continue along Skegness Road taking the first right hand turn on to Ingoldmells Road. The plot can be found on the left before The Old Foundry (no;37).





## 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.

