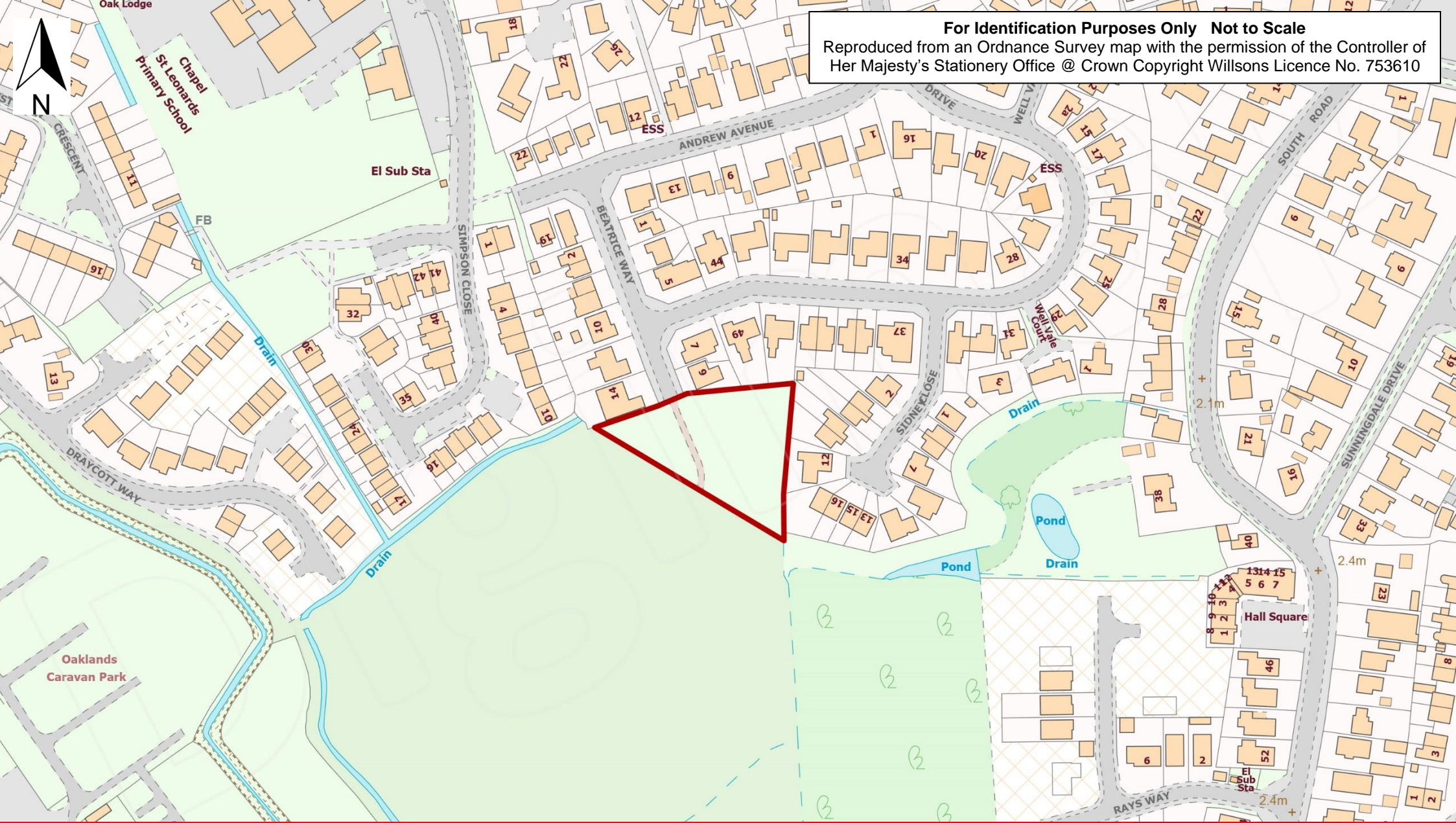


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Builders Storage Area (0.68 Acres)

Situated off Beatrice Way, Chapel St Leonards
Lincolnshire, PE24 5YL

Willsons

SINCE 1842

Builders Storage Area 0.68 Acres (or thereabouts)

Situated off Beatrice Way,
Chapel St Leonards, Lincolnshire,
PE24 5YL

“AGENT’S COMMENTS”

Willsons are pleased to offer for sale this area of land situated in the popular coastal village of Chapel St Leonards.

The land is currently used as a builders storage area and extends to 0.68 acres (or thereabouts).

£105,000

FURTHER DETAILS FROM THE AGENTS

Willsons

124 West Street, Alford
Lincolnshire, LN13 9DR

FAO: Wayne Mountain

T: 01507 621111

E: w.mountain@willsons-property.co.uk

LOCATION

The land is situated to the south side of Chapel St Leonards off Sea Road accessed via Well Vale Drive, Andrew Avenue and Beatrice Way as edged red on the plan.

METHOD OF SALE

The land is being offered for sale by Private Treaty, offers are invited over £105,000.

LAND REGISTRY

The land is registered with HM Land Registry as part of title number LL318516.

TENURE & POSSESSION

The property is Freehold and is being offered for sale with full vacant possession upon completion.

RIGHT OF WAY

The vendors reserve the right to retain a right of way over the land being sold in favour of land to its south.

SERVICES

We are not aware that any mains services are connected to the land.

PLANS, AREAS & SCHEDULES

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

FLOOD RISK

The land lies within flood zone 3 has a high probability of flooding from rivers and the sea.

LOCAL AUTHORITY

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

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP. Tel: 01507 601111.

Lindsey Marsh Drainage Board

Wellington House, Manby Park, Louth, LN11 8UU. Tel: 01507 328095.

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.

HEALTH & SAFETY WHILST VIEWING

All prospective purchasers must contact the selling Agents Alford office prior to inspecting the land, and must have a copy of these sales particulars to hand whilst upon the land. Please be aware of any potential hazards whilst upon the land and you enter the land entirely at your own risk, and neither the Vendor nor selling Agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

OVERAGE CLAUSE

The sale is subject to a development overage provision whereby for a period of 30 years, 50% of any uplift in value attributable to the grant of planning permission for future commercial, leisure and residential development will be payable to the vendors.

ESTATE AGENTS

RENTALS

AGRICULTURAL

VALUERS

AUCTIONEERS

Skegness 01754 896100

www.willsons-property.co.uk

Alford 01507 621111

Willsons
SINCE 1842



Willsons, trading for and on behalf of Willsons Property Professionals Ltd.
Registered Office: 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
Company Registration Number: 13266182

