



Land Rear Of 158 Roman Bank, Skegness

£65,000

Willsons
— SINCE 1842 —

158 Roman Bank, Skegness, Lincolnshire, PE25 1SF

"AGENT'S COMMENTS"

An individual building plot with full planning permission granted to erect a one bedroom holiday dwelling. Situated in the centre of the popular coastal resort of Skegness. Extending to approximately 160m².

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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Planning Permission

Planning Permission for the erection 1no. holiday home with the construction of a vehicular access and the demolition of existing outbuilding. Permission was granted on 1st August 2024, application number S/153/01855/23 . The development hereby permitted shall not begin no later than three years from the date of this decision.

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

Mains Services

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

Situation & Access

The plot, outlined in red on the site plans, is situated off Roman Bank, Skegness. Access is gained via Muirfield Drive.

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.

Viewing

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

What 3 Words

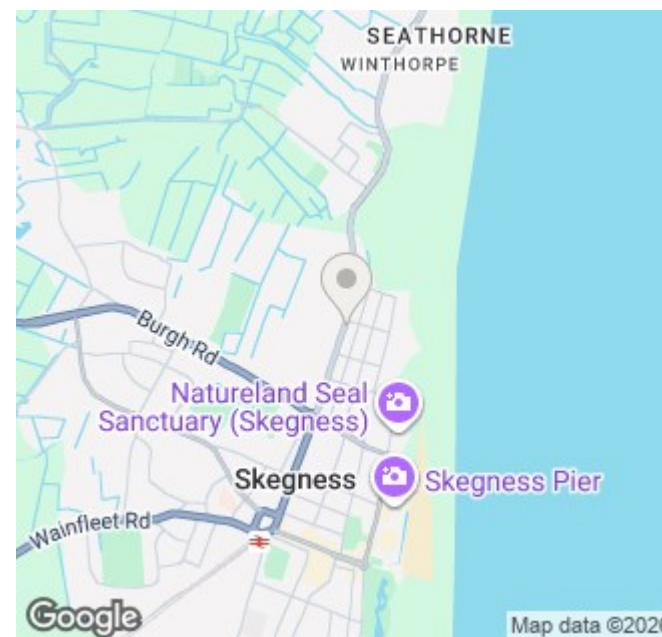
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FLOORPLAN Not to scale – For identification purposes only

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.

