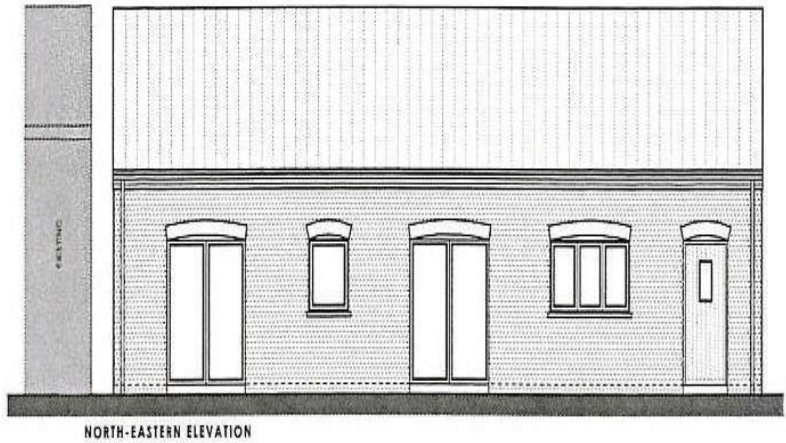


NORTH-WESTERN ELEVATION



SOUTH-WESTERN ELEVATION



NORTH-EASTERN ELEVATION

**Land in PE24**

High Street, Burgh Le Marsh, Skegness,  
Lincolnshire, PE24 5JL

**£45,000** Starting Bid

**Property features**

- ✓ Close to the centre of Burgh le Marsh in a private secluded
- ✓ Planning Application No. S/023/01933/21
- ✓ Plans for two-bed detached bungalow recently lapsed

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

Individual building plot situated close to the centre of Burgh le Marsh in a private secluded location accessed via a gated tarmac entrance drive (please note this is a right of way not a driveway to park on). Full planning permission was granted but has recently lapsed for the erection of an attractive two bedroom detached bungalow.

Full Planning Permission was granted on 17/11/2021 and was valid for 4 years (Application No. S/023/01933/21). The planning permission is for a 2 bedroom detached bungalow. A copy of the planning notice and other documents 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.

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including butchers, 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.

Please note the area shaded in grey is not included with the title, this depicts the right of access.

Please note we have not inspected this property.

Price: Starting Bid £45,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None

## Services

We understand that mains services are available in the public highway. Prospective purchasers should make their own enquiries in respect of availability, costs and connections of services to the site.

---

## Planning Permission

Full Planning Permission was granted on 17/11/2021 and was valid for 4 years (Application No. S/023/01933/21). The planning permission was for a 2 bedroom detached bungalow. A copy of the planning notice and other documents 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.

---

## Tree Report and Archaeological Investigation

A Tree Constraints and Protection Report dated 05/06/2018 details the requirement for protective fencing of existing trees being root protection areas. Hedges are not protected. There is an addendum in relation to the service trench. Potential purchasers should also note that the development cannot be commenced until an Archaeological Investigation of the site has been carried out in accordance with the written scheme of investigation undertaken by Allen Archaeology Limited, dated 2nd June, 2021. The purchaser will be responsible for the costs of this investigation.

---

## Access

The plot will be accessed via a Right of Way over part of the existing entrance drive leading to Burgh House (please see attached plan). The purchasers will be responsible for a percentage of the maintenance liability including the entrance gate.

---

## Boundaries

The ownership of the southern and eastern boundaries is unknown. The purchaser will be responsible for the northern and western boundaries.

---

## Conservation Area & Listing

The plot is situated within the Conservation Area for Burgh le Marsh and also lies adjacent to a Grade 2 Listed property.

---

## Tenure & Possession

The plot is being offered for sale Freehold with vacant possession upon completion. Title number LL325660.

---

## Local Authority

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP. Tel: 01507601111.

---

## Plans

Plans within these particulars are not to scale and are for identification purposes only.

## Room Measurements from Architect's Plans

Open Plan Living Room & Kitchen - 21'2" x 16'  
(6.46m x 4.9m)

Utility Room/Store - 16' x 6'6" (4.9m x 2m)

Bedroom 1 - 18'3" x 15' (5.58m x 4.58m)

Ensuite Shower Room - 6'4" x 5'10" (1.95m x 1.8m)

Bedroom 2 - 12' x 11'5" (3.67m x 3.5m)

Bathroom - 7'6" x 5'10" (2.29m x 1.8m)

---

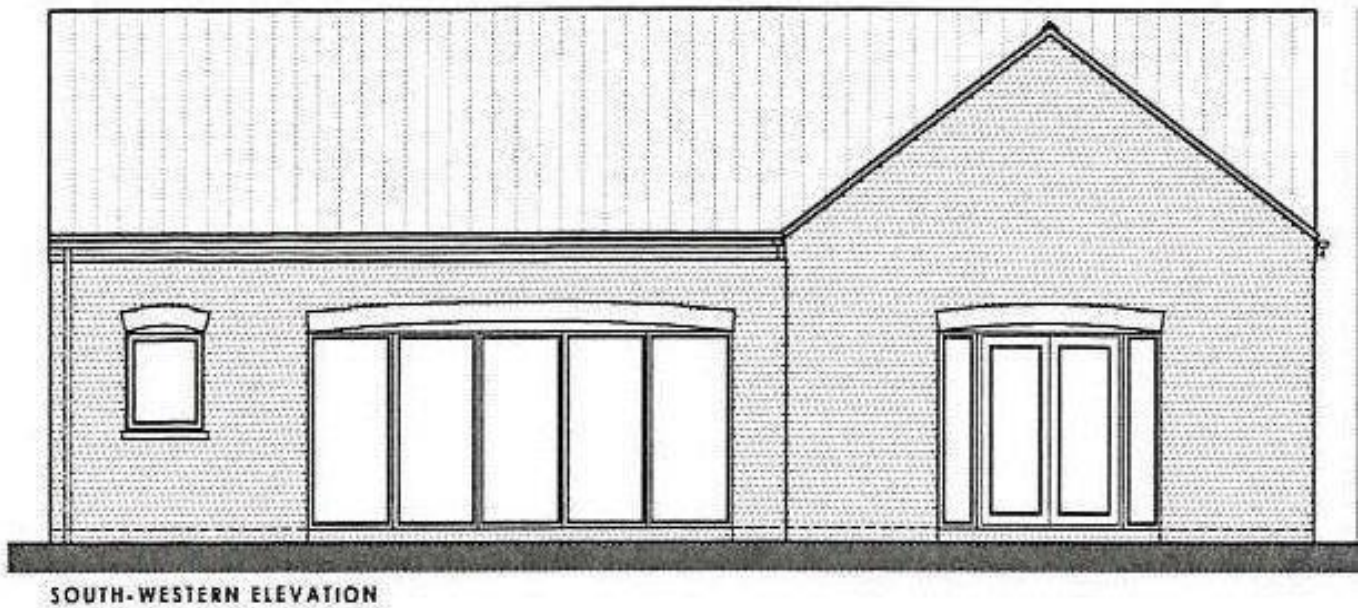
## Floorplan

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.

---

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



High Street, Burgh Le Marsh, Skegness, Lincolnshire, PE24 5JL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

