



## **3 x Building Plots, 64 South Road, Chapel St Leonards, Skegness, Lincs, PE24 5TL**

THREE LARGE BUILDING PLOTS | EXTANT FULL PLANNING PERMISSION FOR THREE FABULOUS CONTEMPORARY 3 BEDROOM HOUSES WITH INTEGRAL GARAGES | EXCELLENT SEASIDE VILLAGE LOCATION | CLOSE TO SHOPS, BEACH, DOCTORS ON A BUS ROUTE |

**PLOT 1:- £70,000**

**PLOT 2:- £60,000**

**PLOT 3:- £65,000**

**OFFERS INVITED FOR 2 adjacent plots or all 3 plots**

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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

turner evans stevens

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#### **LOCATION**

Chapel St Leonards lies approximately 7 miles to the north of Skegness and is a pleasant coastal village within easy driving distance of the picturesque Lincolnshire Wolds and historic market towns. From Turner Evans Stevens office in Skegness follow Roman Bank, the A52 coast road, northwards, through Ingoldmells and turn right into Chapel St Leonards. Follow Trunch Lane as it becomes South Road and the property lies on the left handside before reaching the village centre.

#### **TENURE**

Freehold

#### **SERVICES**

Electricity and water are understood to be available to the site as they were connected to the previous single dwelling. Prospective purchasers should satisfy themselves regarding location and connection charges.

#### **FULL PLANNING PERMISSION**

N/031/00480/17 dated 12.05.2017. For the erection of 3 no. detached houses and construction of vehicular access on the site of an existing dwelling which is to be demolished.

#### **N.B**

The agents hold on file a letter from ELDC to confirm that as the new house has been demolished that a start has been made on the development and the permission is still extant.

#### **VIEWING**

During daylight hours the plots can be viewed from the road.

#### **PLANS**

For identification purposes only - Not to Scale.

#### **OPENING HOURS**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

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#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.