

83.7 Acres, 33.8 Hectares of Coastline Located in a Popular Tourist Resort For Sale Freehold with Vacant Possession

Beach Plots A to I | Ingoldmells | Lincolnshire | PE25 1NJ



8 Separate Lots from 1 acre to 35.5 acres Each, Measured to the Low Tide Level
Some Including Promenade and Sea Bank

Plots from £50,000 Up to £645,000 for the Whole
For Sale Freehold with Vacant Possession Subject to Contract

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Location...

The tourist resort of Ingoldmells along with Skegness and Mablethorpe is located on the Lincolnshire coast famous for its tourist attractions including Fantasy Island, Butlins holiday resorts as well as a large number of other attractions.

The resort is located on the A52 trunk road. It is estimated to have an annual population in excess of 2.5 million tourists per year.

The area is currently undergoing significant investment, there are a number of schemes under investigation in the area.

The beach to be sold is unusual in that it includes land measured to the low tide level as per the Ordnance Survey plans attached with these details.

The beach has been lotted in a number of areas, details of which are included with this brochure.

Description...

Plot A

Is a 14.4 hectare, 35.5 acre area of beach located in front of Butlins resort measured up to an irregular line before the promenade. It comprises sand dunes and beach and has 735m of sea frontage as per the plan attached with these details.

Plot B

This is a plot of land extending to 1.8 hectares, 4.5 acres, including some promenade with a sea frontage of 100m extending to sand dunes and beach.

Plot C

This is a 8.5 hectares, 21 acres, plot extending to provide 420m of sea frontage including promenade and a strip of sea bank as per the attached plan shown on the Ordnance Survey.

Plots D, E, F and G

These are 100m wide plots of 4.7-6 acres each at £50,000 per plot up to and including the promenade down to the low mean water level and comprise mainly beach.

Plot I

This is an area of land to the east of the promenade comprising sea bank with an average width of 12.5m, 40ft being approximately 330m long and extending to 0.4 hectares, 1 acre.

Schedule of Lots...

			Frontage	
Plot A	35.5 acres	14.4 ha	735m	£250,000
Plot B	4.5 acres	1.8 ha	100m	£50,000
Plot C	21 acres	8.5 ha	420m	£95,000
Plot D	6 acres	2.4 ha	100m	£50,000
Plot E	6 acres	2.4 ha	100m	£50,000
Plot F	5 acres	2.0 ha	100m	£50,000
Plot G	4.7 acres	1.9 ha	100m	£50,000
Plot I*	1.0 acres	0.4 ha	330m	SOLD STC
*Ave width 12.5m, 40ft				
Total	83.7 acres	33.8 ha		£645,000

Agent's Notes...

It is understood that with regards to Plots A to G, only temporary structures would be allowed on the beach which would have to be removeable during the winter months because of planning and Environment Agency restrictions. Plot H is not offered for sale.

With regard to Plot I, purchasers should make their own investigations as to the possibility of developing beach houses.

Tenure...

The plots are For Sale Freehold with Vacant Possession.

Viewing...

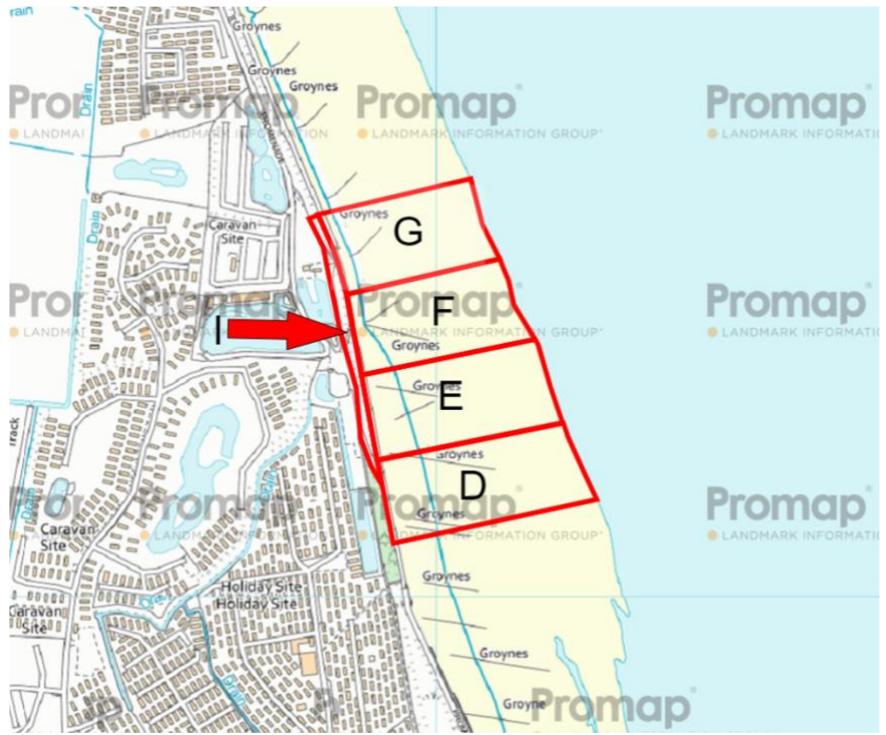
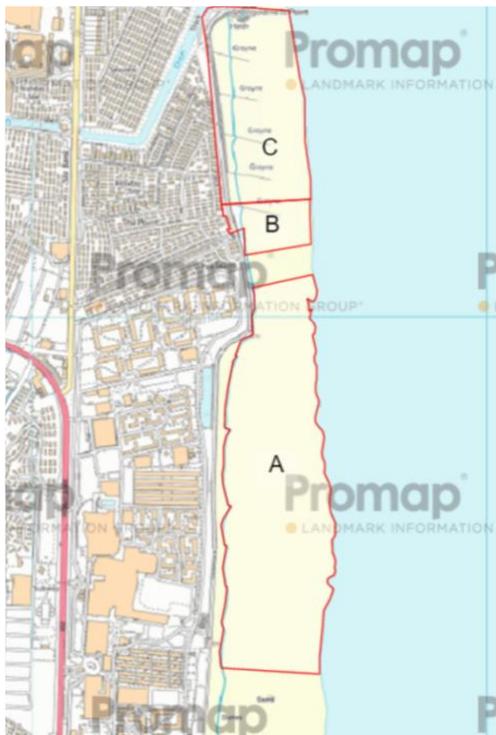
All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

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