

Secluded Private Woodland Plot For Sale Freehold Extending to 1.2 Acres with Planning Permission for Replacement Dwelling

The Retreat | Peasgate Lane | Toynton All Saints | Spilsby | Lincs | PE23 5RB



Unique Opportunity to Acquire an Exceptional Site with Access from a Public
Bridleway, Permanently Sited Static Caravan with 3-4 Bedroom Accommodation
Extending to 1,490sqft, 138sqm and Planning for Replacement
1.2 Acre, 0.48 Hectares Woodland Site with Stocked 0.3 Acre Lake

For Sale Freehold with Vacant Possession
£310,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The historic market town of Spilsby is located on the southern edge of the Lincolnshire Wolds just above the Fenlands to the south.

Spilsby is located on the A16 trunk road approximately 150 miles to the north of London, 30 miles to the east of Lincoln and 17 miles to the north of Boston.

The tourist resorts of the East Coast are located approximately 12 miles to the west at Ingoldmells and Skegness.

Spilsby has a good range of local amenities including supermarkets, shops, medical practice around the historic marketplace and has a population of around 3,000 residents. The Retreat is located just to the south of the town in the countryside.

The property is located to the south of Peasgate Lane, the entrance to Peasgate Lane being 400m to the north of the A16 junction with the Main Road at Toynton All Saints.

Follow Peasgate Lane for approximately 500m and the property is found at the bottom of the valley behind a gated entrance on the righthand side (south).

Description...

The property comprises a 1.2 acre secluded building plot with permanent static caravan set in woodland.

A gated entrance leads through to a curved driveway passing a stocked fishing lake included in the sale beyond which is parking for a number of vehicles leading to an extended sited static caravan.

The property benefits from a Solar Array of 10 panels generating 2000W/hr.

Accommodation...

The accommodation has been arranged to provide 2 main reception rooms and 3 bedrooms. The dwelling has been insulated with UPVC double glazed windows.

Entrance Conservatory.....3.6m x 4m, 14.6sqm
Having a sliding door to covered patio area overlooking lake.

Bedroom 1/Reception Room.....3.7m x 3m, 10.9sqm
Having a sink.

Kitchen L Shaped in 2 Parts.....5.6m x 2.7m, 15sqm
Including breakfast area with a range of fitted cupboards, sink and tiled floor.

Second Kitchen Area.....2.9m x 2.5m, 7.5sqm
Having a range of fitted cupboards.

Lounge.....4m x 3.5m, 14.5sqm
Having a fireplace.

Inner Hall

Bedroom No. 2.....3m x 2.7m, 8.3sqm
Having a range of modern fitted cupboards.

Box Room.....2.5m x 1.7m, 4.2sqm
Having fitted cupboards and door to outside area where there is a sauna/gym.

Shed.....2.8m x 2.3m, 6.5sqm

Family Bathroom

Having WC, shower and handbasin.

Bedroom No. 3.....2.5m x 3.3m, 8.1sqm ave

There are a range of outbuildings around the site for food preparation and fish smoking including;

Preparation Room.....2.2m x 2.5m, 5.5sqm
Having sink with stainless steel worktops.

Food Preparation Kitchen.....7.1m x 2m, 15sqm

General Store.....2.4m x 2.1m, 5.1sqm

Smokery 1.....3m x 1.7m, 5.1sqm

Smokery 2.....3.1m x 2m, 5.9sqm
Having sink.

Bedroom 3/4.....3.7m x 3m, 6.9sqm
Having sink.

Steps up to rooftop terrace.

Outside...

The driveway lines through landscaped gardens passing a lean-to Storage Facility (7m x 5.1m), temporary lorry body, Various Storage Sheds and other ad hoc structures.

The property is set in the south-west corner of the plot overlooking the lake which is to the east. The gardens are surrounded by bunding, hedgerows and trees therefore the site is private.

The property is located on an intersection of bridleways and public footpaths and therefore suitable for those with an interest in riding.

Planning...

The site has Outline Planning Permission for a replacement dwelling dated 09/06/2023 with Application Reference: S/185/00775/23. Full details are available on request.

Tenure...

The property is available freehold with vacant possession.

Outgoings...

The property is rated at Council tax Band A.

EPC...

An EPC will be available on request.

Viewing...

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

Poyntons Consultancy.

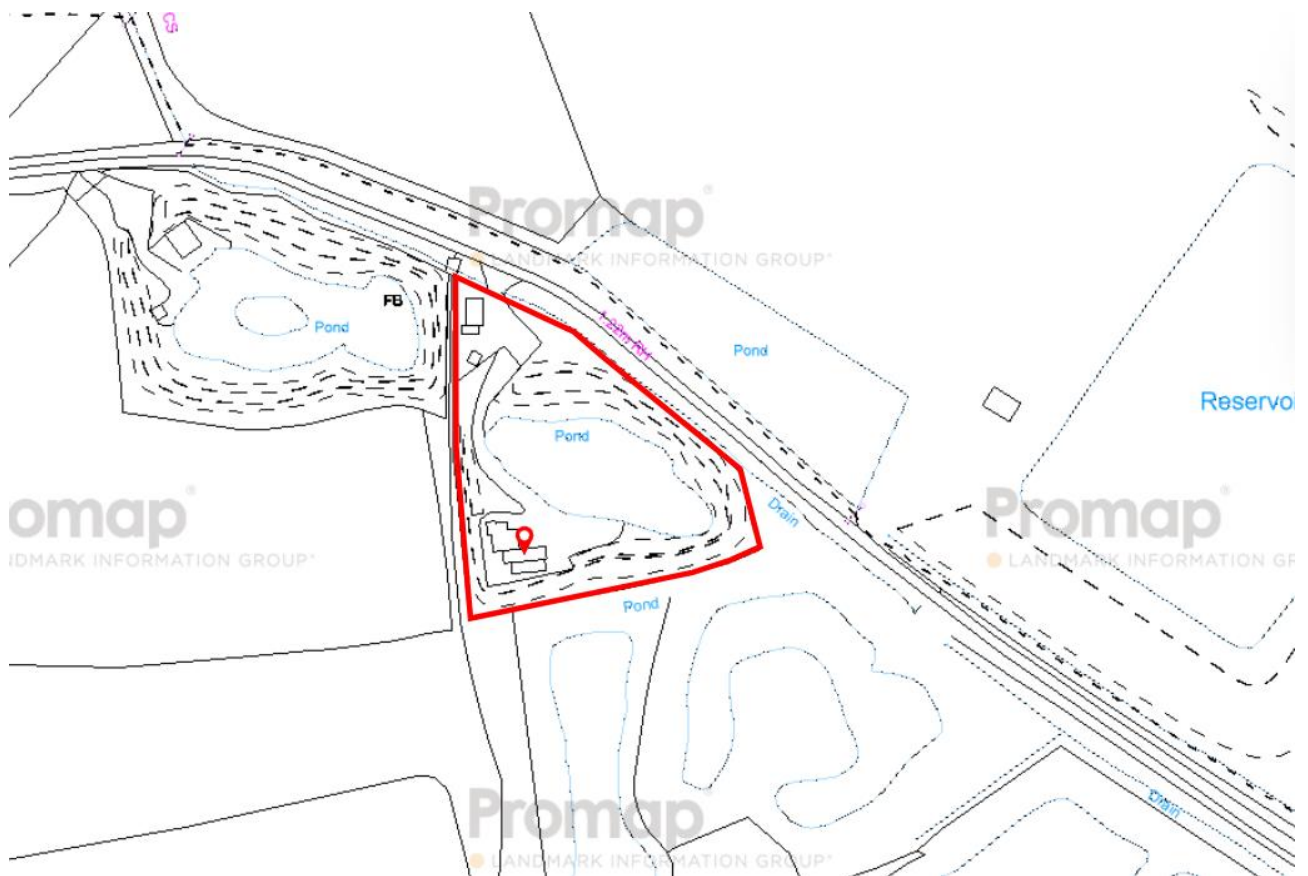
sales@poyntons.com | poyntons.com

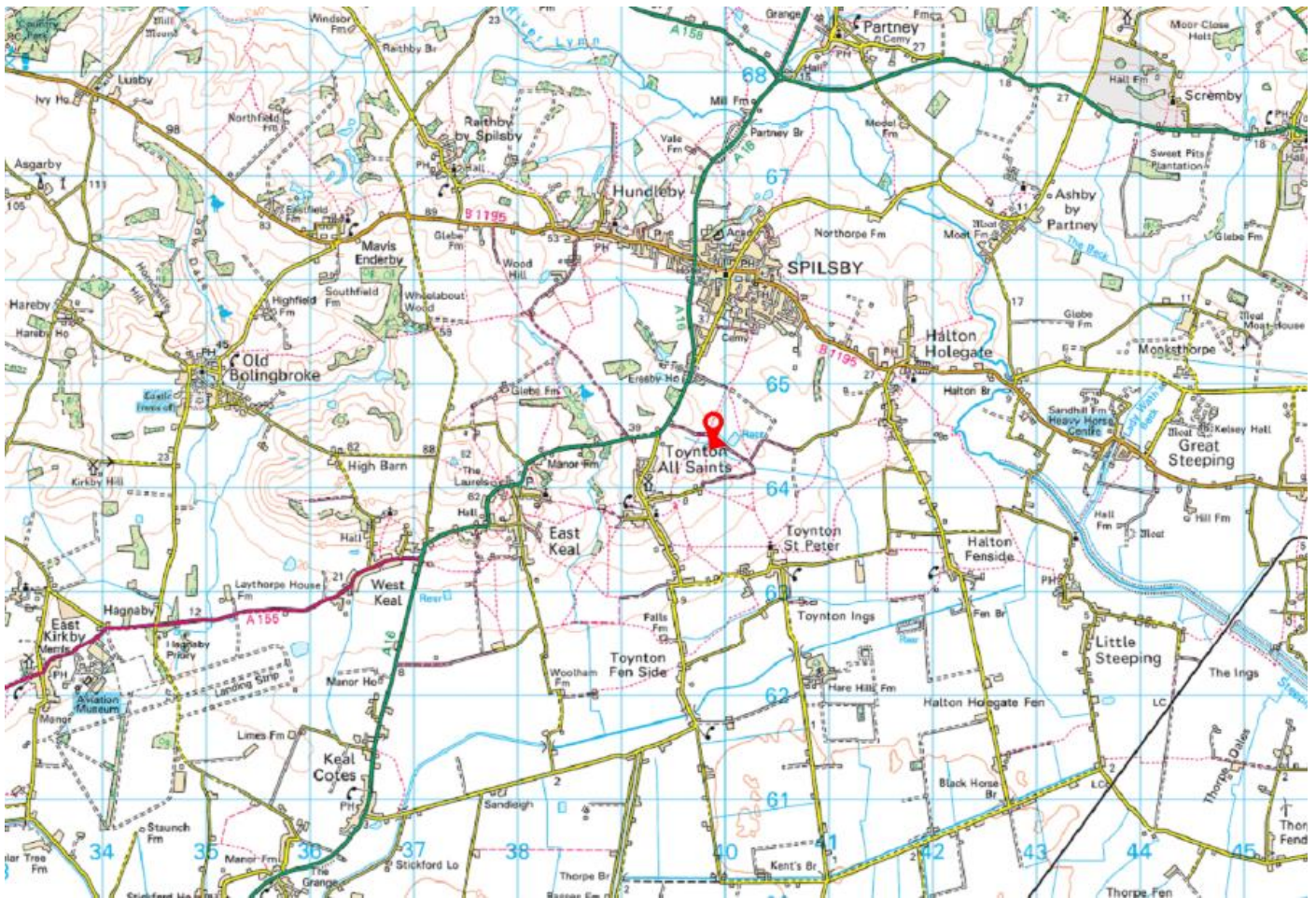
poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com







Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

