



Willow Tree Farm, Brickyard Lane
Sutton-on-Sea, Mablethorpe, Lincolnshire, LN12 2RN

£725,000

Details

- For Sale
- Established Leisure Park
- 5 bedroom bungalow
- Self Catering Holiday Cottage
- Outbuildings
- Well stocked fishing lake
- Caravan pitches
- Land & Lakes 3.984 acres (1.612 ha)
- EPC rating of C



Location



Overview

An excellent opportunity to purchase Willow Tree Farm which is an Adult Only Touring Caravan Site & Fishery - a peaceful, family-run site. The owners are looking to retire. It is located one mile from the small, unspoilt Lincolnshire village of Sutton on Sea which has won the prestigious Blue Flag Award for its beautiful, sandy beach. The site has both hard-standing and grass pitches available, all with electric hook-ups, and easy access to the toilet and shower block. There is a well-stocked fishing lake boasts a variety of carp including Common, Mirror, Crucian, and Grass, as well as Tench, Perch, and Gudgeon, amongst others.

There is also a separate Motor Caravanners Certified Location which is Adult only. The property comprises a 5 bedroom bungalow, Guest house, lakes and a site area of 3.984 acres (1.612 ha)



Location

Willow Tree Farm is an Adult Only Touring Caravan Site & Fishery. The property is located one mile from the small, unspoilt Lincolnshire village of Sutton on Sea which has won the prestigious Blue Flag

Award for its beautiful, sandy beach. Sutton-on-Sea is a seaside town in the civil parish of Mablethorpe and Sutton, in the East Lindsey district of Lincolnshire, beside a long sandy beach along the Lincolnshire Coast and north sea. The southern part of the town is known as Sandilands and nearby is also Trusthorpe.

The village is located 14 miles north of the main seaside town of Skegness and Ingoldmells. The Village is approximately 10 miles east of the famous Lincolnshire Wolds.



ACCOMMODATION

The site has the following accommodation as per the plans

5 bedroom bungalow 2163 sqft (200.9 sqm)

Self Catering Holiday Cottage 383 sqft (35.7 sqm)

Outbuildings 2776 sqft (257.8 sqm)

The site including the lake comprises an area of 3.984 acres (1.612 ha)

PLANNING

The site has an established use as a caravan and leisure park with fishing lakes, holiday cottage and residential bungalow. There is planning permission for further development of the outbuildings for self catering holiday accommodation also change of use of the touring caravan site to site 11 static units.

SERVICES

Mains water, electricity, gas and septic tank drainage are connected

TENURE

The property is being sold freehold with vacant possession

RATEABLE VALUE

The site has a rateable value of £3050. The bungalow has a council tax band of D.



CEPC

The property has an EPC rating of C and is valid until the 21st August 2035

LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

The price is exclusive of VAT which will not be charged

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111



VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Brickyard Lane, Sutton-on-Sea, Mablethorpe, LN12

Ground Floor Net Internal Area = 2163 sq ft / 200.9 sq m

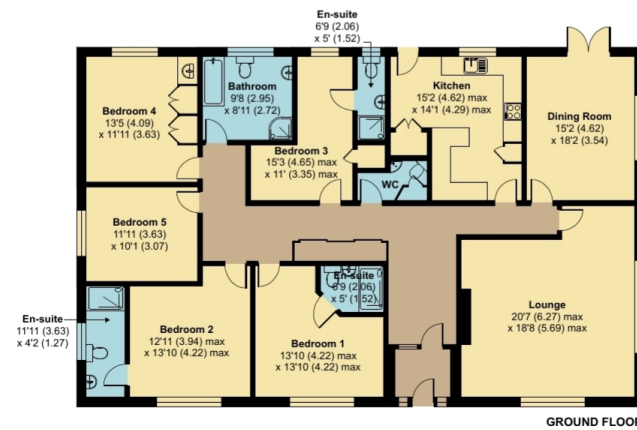
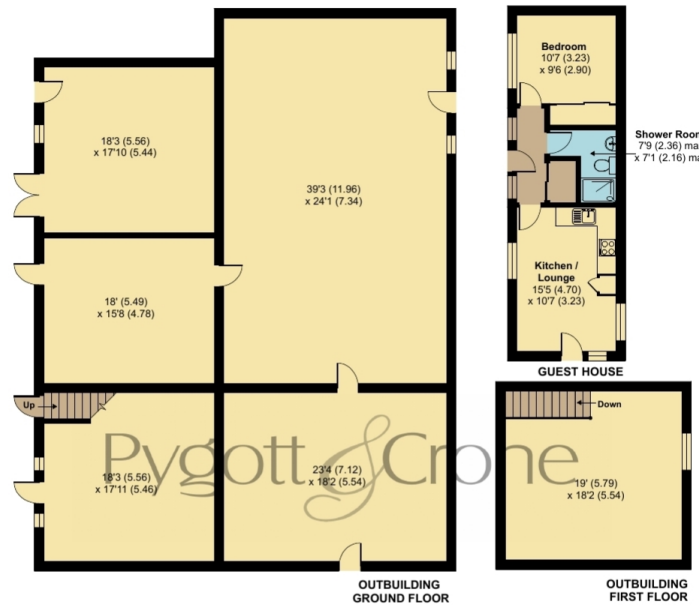
Guest House = 385 sq ft / 35.7 sq m

Outbuilding = 2776 sq ft / 257.8 sq m

Total = 5324 sq ft / 494.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nclhcom 2024. Produced for Pygott & Crone. REF: 1389191



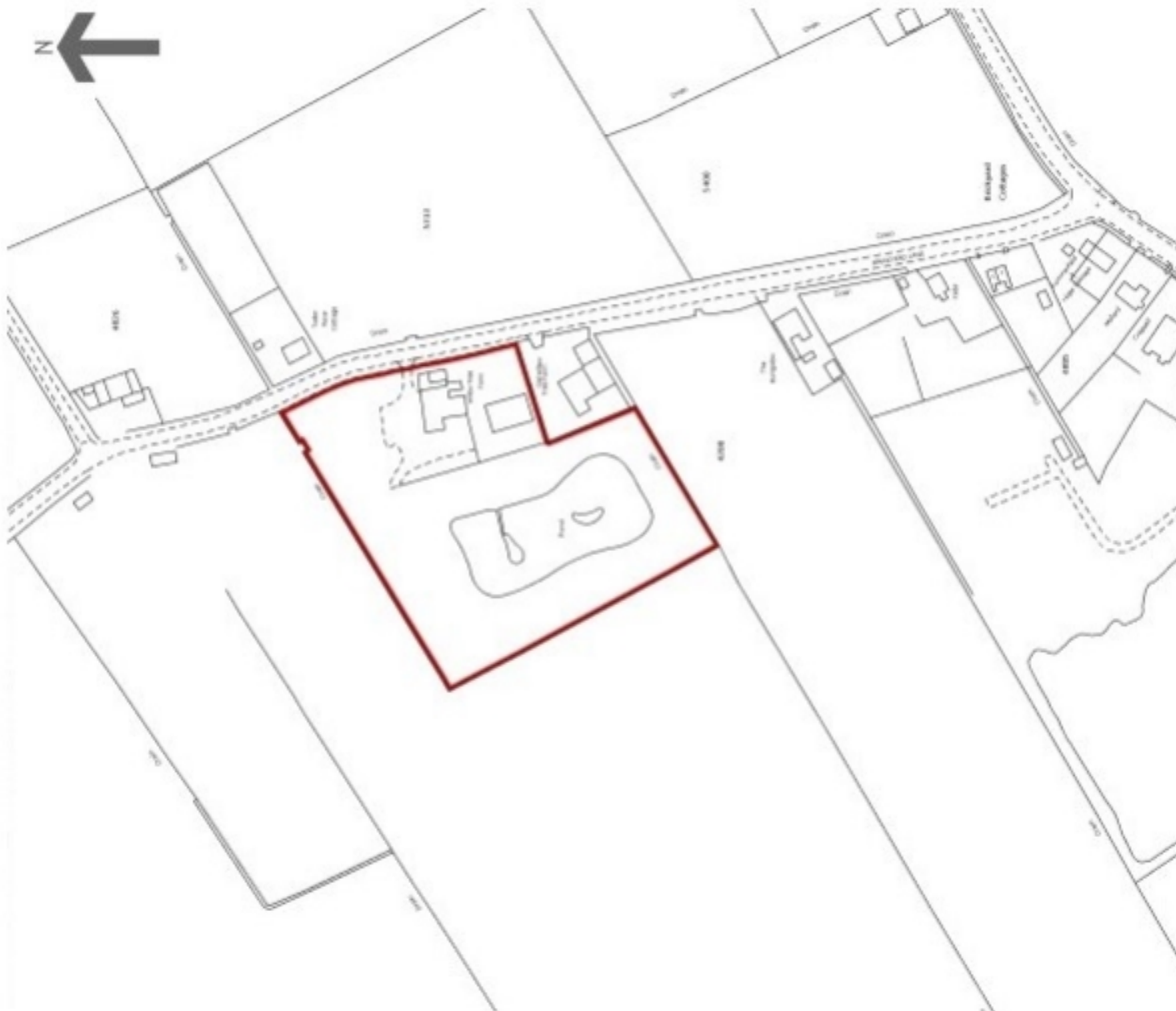














Willow Tree Farm, Brickyard Lane, Sutton-on-Sea
is marketed through our Commercial office

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