

# Equestrian Site For Sale Freehold Extending to 10 Acres, 4 Hectares Approximately

Alford Road | Sutton on Sea | Lincolnshire | LN12 2RW



Equestrian Site with Full Planning  
Consent for Stables and Ménage  
Approximately 2 Miles from the Sea  
Full Planning Consent Granted  
N/110/00232/22 Dated April 2022



For Sale Freehold with Vacant Possession  
£250,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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### Location...

The seaside town of Sutton on Sea is located in the civil parish of Mablethorpe on the East Lincolnshire coast and has a population of approximately 3,000 residents and a good range of local amenities and is a well-regarded tourist resort.

The property is located to the west of the town to the north of Alford Road also known as the A1111, approximately 50m to the west of the junction with Ings Road.

### Description...

The land comprises a rectangular field with mature hedged boundaries currently set to grass.

The entrance to the field is in the centre of the road frontage.

### Planning...

Planning Consent N/110/00232/22 has been granted to construct 13 regular stables in a crew yard arrangement around a central courtyard close to the northern perimeter of the site.

In addition, is a ménage area granted to the north-west measuring 60m x 40m approximately.

Planning permission details and plans approved are included with these particulars.

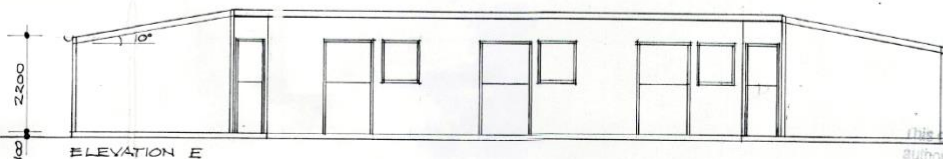
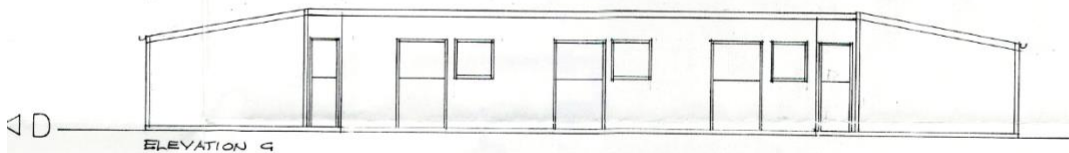
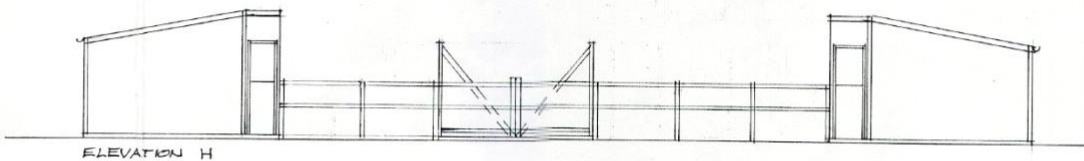
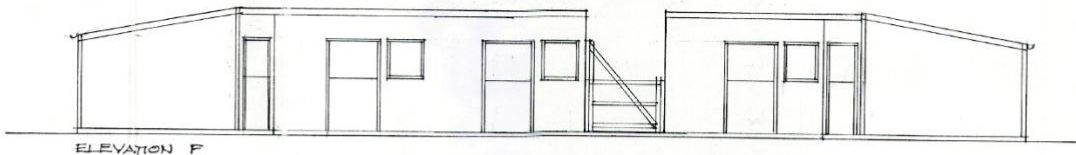
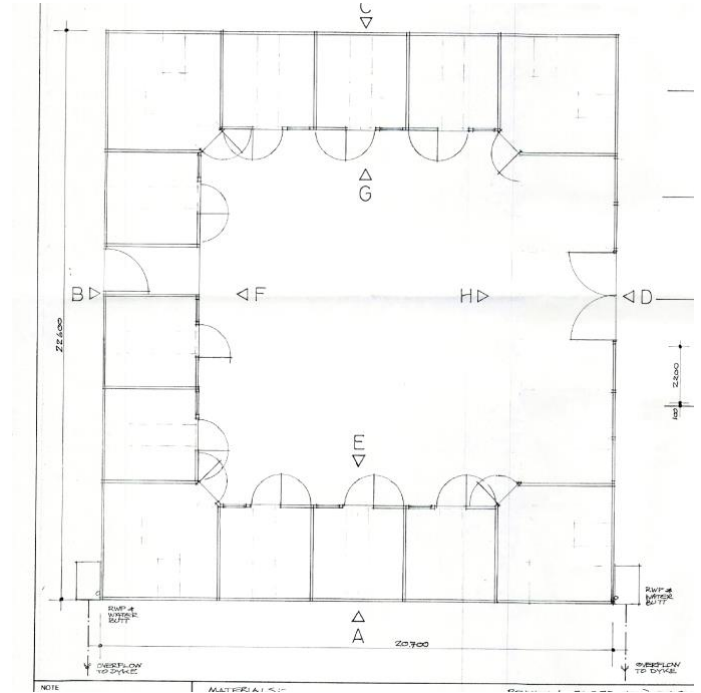
### Tenure...

The property is available for sale freehold with vacant possession. Please enquire for further information.

### Viewing...

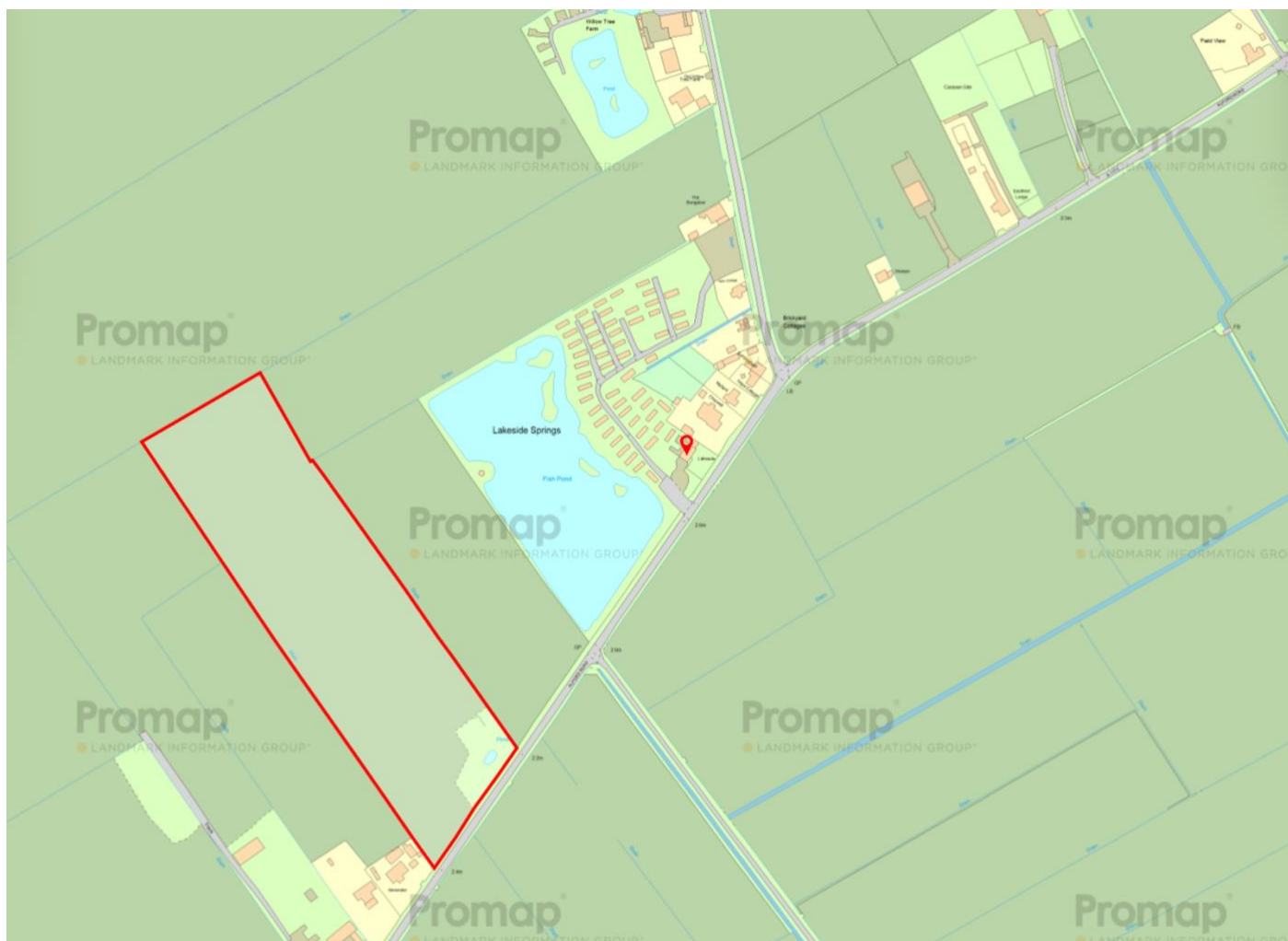
Interested parties are welcome to view the land from the roadside at their convenience. Should they wish to access the land, this can be done unaccompanied and at their own risk.

All visitors are required to wear appropriate personal protective equipment (PPE). Poyntons Consultancy accepts no liability for any injury, damage, or loss sustained while accessing or viewing the site.



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