

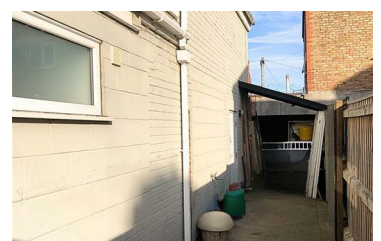


## 4 Segmere Street Cleethorpes, North East Lincolnshire DN35 8QW

Joy Walker Estate Agents are thrilled to bring to the market this rare and exciting opportunity to acquire a truly unique development plot located just a short stroll from the ever-popular Cleethorpes promenade and its vibrant seafront amenities. Perfectly positioned to enjoy coastal living at its finest this exceptional site offers enormous potential for developers, investors or those dreaming of designing and building their own bespoke home by the sea. The plot already benefits from full planning permission (subject to building regulations) allowing purchasers to move forward with confidence and clarity. The approved plans present an outstanding vision for a striking contemporary dwelling that would make a real statement in this sought-after location. Interested parties can explore the full details using planning reference <https://shorturl.at/vP8sM>. Currently the site is occupied by a detached two-storey garage/storage unit which will require demolition to prepare the land for construction, offering a blank canvas for the exciting project ahead. Opportunities of this nature, so close to the coastline and within easy reach of local shops, restaurants, and transport links, are exceptionally hard to come by. Whether you are looking to develop a standout property for resale, create a stunning holiday home or build your forever residence near the sea, this is a fantastic chance to secure a prime plot in one of Cleethorpes' most desirable and dynamic locations. Early interest is strongly advised to avoid missing out on this exceptional offering.

**£125,000**

- PLOT FOR SALE WITH PLANNING PERMISSION
- PLANNING REFERENCE <https://shorturl.at/vP8sM>
- DEMOLITION & CLEARANCE AT PURCHASERS EXPENSE
- PLANS FOR A THREE STOREY MODERN BUILDING
- CURRENTLY A GARAGE & OUTBUILDING
- OFF STREET PARKING WITH DESIGN
- PROMANADE VIEWS
- VIEWING HIGHLY RECOMMENDED
- FULL PLANS AVAILABLE



**PLOT - LAND**

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**MEASUREMENTS**

All measurements are approximate.

**FRONT ELEVATION**



**FRONT ELEVATION**



**SIDE YARD**



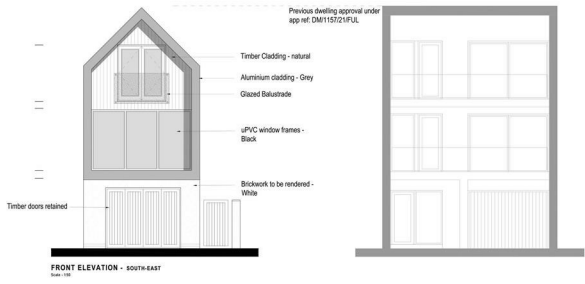
**EXTERNAL VIEW**



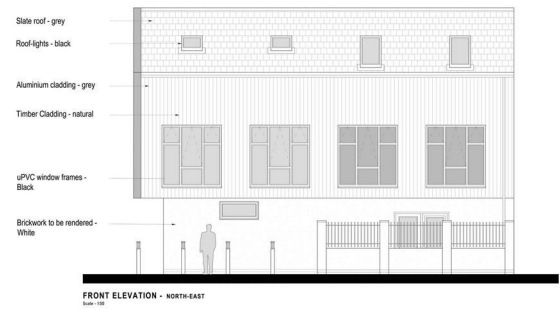
SEA VIEW FROM STREET



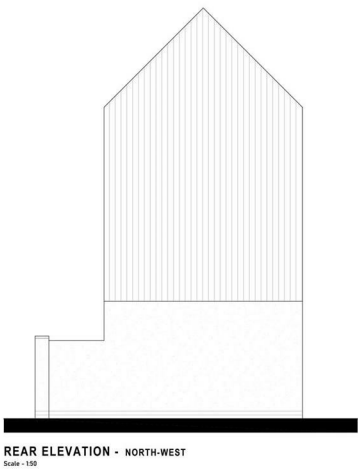
PLANS



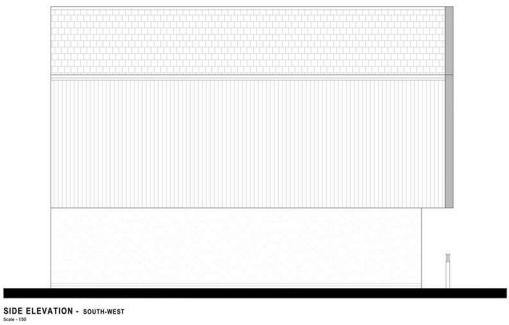
PLANS



PLANS



PLANS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

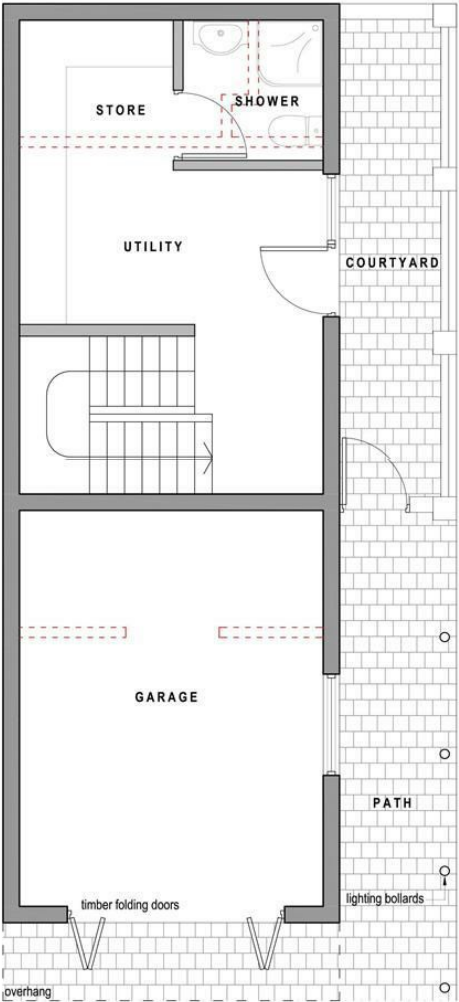
COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

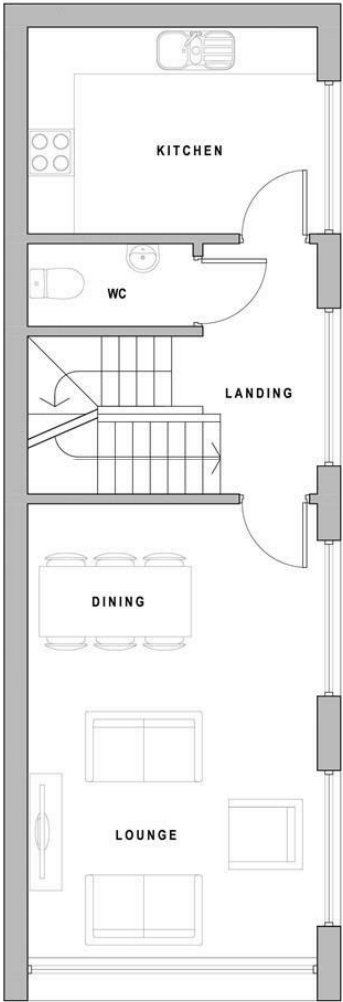
EPC - NOT YET SET

OPENING TIMES

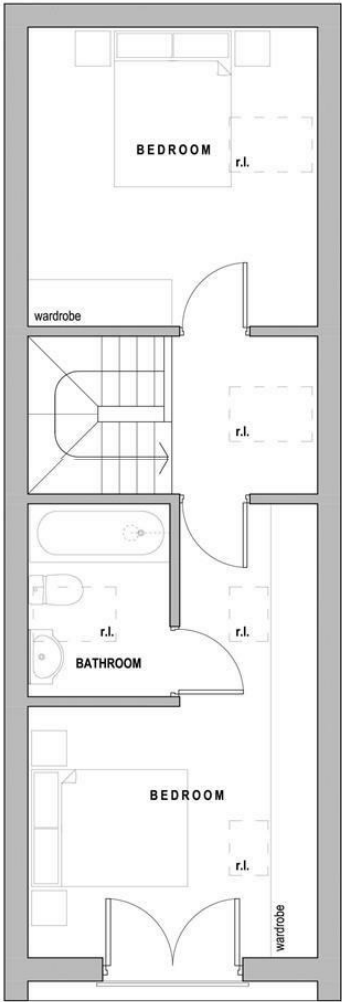
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR PLAN  
Scale - 1:50



FIRST FLOOR PLAN  
Scale - 1:50



SECOND FLOOR PLAN  
Scale - 1:50



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.