



CHOICE PROPERTIES

Estate Agents

Mablethorpe Hall Alford Road,
Mablethorpe, LN12 1PX

Price £295,000



Choice Properties are delighted to bring to the market this exciting opportunity, occupying an ideal position on the outskirts of the popular seaside town of Mablethorpe. This well placed plot, measuring approximately 1 acre, benefits from full planning permission for the construction of 28 residential apartments.

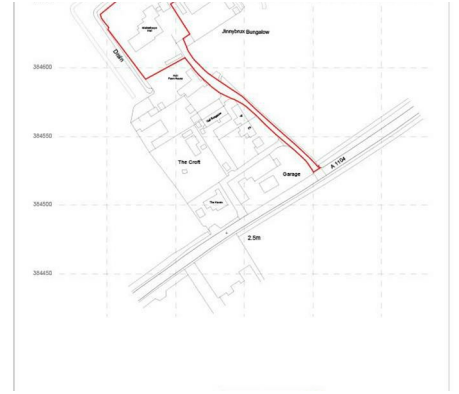
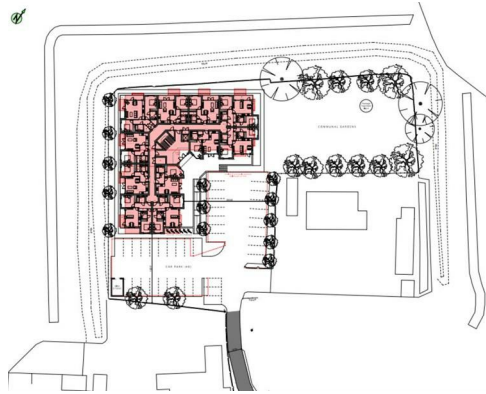
Approved Development

The approved development is set across three floors and contains a mix of one and two bedroom apartments. Additionally benefitting from communal garden areas and off road parking, this development occupies an ideal position just moments away from the local amenities and golden sandy beaches.

Location

Mablethorpe is an ever popular seaside town located on the east coast of Lincolnshire. Benefitting from ample local amenities and award winning blue-flag beaches, Mablethorpe's town centre is within walking distance or only a short drive away.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



WESTERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION





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Project	Mablethorpe Hall Redevelopment
Location	Afford Road, Mablethorpe
Drawing Title	Proposed Ground Floor Plan
Status	Planning
Date	24.07.2024
Scale	1:100 @ A2
Drawing No.	58424-04
Revisions	

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Do not scale from this drawing, use printed dimensions only.



FIRST FLOOR

No.	BEDS	SQM	SQFT
12	2	66.4	715
13	2	66.4	715
14	1	51.0	549
15	1	54.5	587
16	1	54.5	587
17	2	79.4	855
18	1	54.5	587
19	1	54.5	587
20	1	51.0	549
21	2	66.4	715
22	2	66.4	715



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Project	Mablethorpe Hall Redevelopment
Location	Afford Road, Mablethorpe
Drawing Title	Proposed First Floor Plan
Status	Planning
Date	24.07.2024
Scale	1:100 @ A2
Drawing No.	58424-05
Revisions	

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SECOND FLOOR

No.	BEDS	SQM	SQFT
23	1	57.7	621
24	2	68.0	732
25	1	50.4	543
26	1	50.4	543
27	2	68.0	732
28	1	59.9	645



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Project	Mablethorpe Hall Redevelopment
Location	Afford Road, Mablethorpe
Drawing Title	Proposed Second Floor Plan
Status	Planning
Date	24.07.2024
Scale	1:100 @ A2
Drawing No.	58424-06
Revisions	

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Directions

As you head out of Mablethorpe towards Alford on the A1104, turn right just before the car wash.

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

