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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Coronation Road

Cleethorpes
DN35 8RS

Auction Guide Price £70,000

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Property Introduction

A rare opportunity to purchase a parcel of land along with the commercial of building right in the heart of Cleethorpes close to the beach front. Previously for many years this building has been owned by the Nuttal family and was a site to get the famous Cleethorpes donkeys ready which started on Cleethorpes beach from around 1914. Unfortunately due to relocation the donkeys will no longer be providing rides along Cleethorpes beach and have lovingly been moved to the Skegness site. The site comprises of a commercial yard with two storey stable block upon it. Offering great potential for future conversion into another commercial use or even maybe the potential for residential (subject to permissions) early viewing is advised and is through the agent only please.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Stable One
14' 3" x 10' 0" (4.331m x 3.042m)
Single stable door to the front. Water supply. Electrics for site (please noted that these would require reconnection)

Stable Two
14' 4" x 7' 0" (4.369m x 2.144m)
Twin doors to the front.

Store
14' 4" x 15' 2" (4.359m x 4.634m)
Twin doors to the front. Open access to loft room, currently accessed via a ladder.

Outside covered area
14' 7" x 16' 0" (4.447m x 4.878m)
Area with corrugated roof over. Open to yard.

Loft room
14' 2" x 33' 1" (4.309m x 10.082m)
A large storage space running the length of the building with rear access door to enable goods or similar to be passed easily through.

Additional Information and Outside
Please note that the site has mains water and drainage. There is an electrical fuse box but this has been disconnected from the main electric system and would need reconnecting in the future. The yard is accessed via Coronation Road and has gated access providing off road parking. The site offers a multitude of uses subject to permissions and could easily be converted into a storage yard, commercial building or possibly a residential unit (again subject to permissions)

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
We have been informed that mains water is connected, along with drainage for the taps. Electrics was once connected but this would need reconnecting for those wishing to do so. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band 3: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.