ARK PROPERTY



2 Marine Drive, Surfleet, PE11 4YU

£525,000

STUNNING SELF-BUILD OPPORTUNITY
An exceptional opportunity to become part of a bespoke development in the charming village of Surfleet. Set within a peaceful and private setting, this plot forms part of an exclusive collection of just six individually designed homes, accessed via a private road. Buyers currently have the opportunity to personalise the internal layout along with a choice of fixtures and fittings, allowing for a truly tailored home.

*Under floor heating
*Fibre
*Block paved driveway
*Completion April 2026

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 17'11" x 10'4" (5.47m x 3.16m)

Lounge 17'11" x 14'5" (5.47m x 4.41m)

W/C 5'6" x 4'1" (1.68m x 1.25m)

Play Room / Study 9'2" x 8'8" (2.80m x 2.65)

Dining Room 11'9" x 8'2" (3.59m x 2.50m)

Utility 11'9" x 6'2" (3.59m x 1.90m)

Kitchen / Dining Room 15'8" x 19'4" (4.80m x 5.91m)

Upstairs Landing 22'11" x 10'4" (6.99m x 3.16m)

Bedroom 1 14'5" x 11'1" (4.41m x 3.40m)

Dressing Room 6'7" x 5'11" (2.02m x 1.82)

En-suite (Bedroom 1) 8'3" x 6'7" (2.53m x 2.02)

Bedroom 2 10'5" x 13'1" (3.18m x 4.01)

Dressing 5'1" x 4'5" (1.56m x 1.35m)

En-suite (Bedroom 2) 8'7" x 5'1" (2.62m x 1.567)

Bathroom 11'9" x 7'8" (3.59m x 2.35m)

Bedroom 3 11'11" x 11'9" (3.64m x 3.59m)

Bedroom 4 11'9" x 8'3" (3.59m x 2.53m)

Bedroom 5 10'4" x 6'5" (3.16m x 1.97m)

Property Postcode

For location purposes the postcode of this property is: PE11 4BN

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Section 106

This development is subject to a Section 106 agreement, which requires that the purchaser of this plot must be the eventual occupier and use the property as their main residence

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Disclosure

In accordance with the Estate Agents Act 1979, we are required to disclose that the seller of this property is associated with Ark Property Centre.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

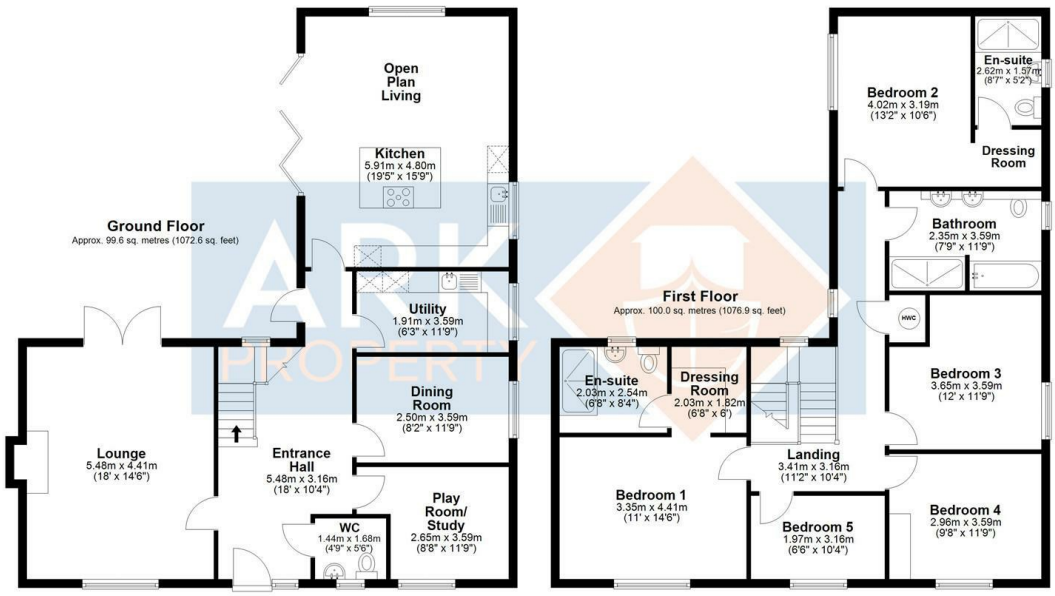
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Site



Floor Plan



Total area: approx. 199.7 sq. metres (2149.5 sq. feet)

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