



Plot 6 Marine Drive, Surfleet, PE11 4YU

£450,000

- Brand new bungalow
- Executive small estate
- Prime location within walking distance of Spalding golf course
- Have your say in designing your own bungalow
- Three double bedrooms
- Double garage with ample parking
- Open plan kitchen dining living
- Village setting
- Great flowing layout
- Register with Ark for all new listings

STUNNING SELF-BUILD/CUSTOM HOME 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 January 2027

Entrance Hall

Lounge / Kitchen / Dining

Utility

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom

Double Garage

Property Postcode

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

Surfleet Village

Surfleet is a popular and well-served Lincolnshire village that offers a wonderful balance of rural living and everyday convenience. The village benefits from a local Post Office and shop for daily essentials, along with a welcoming community atmosphere that makes it a fantastic place to call home.

River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.

With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

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 Agreement

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.

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.

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.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

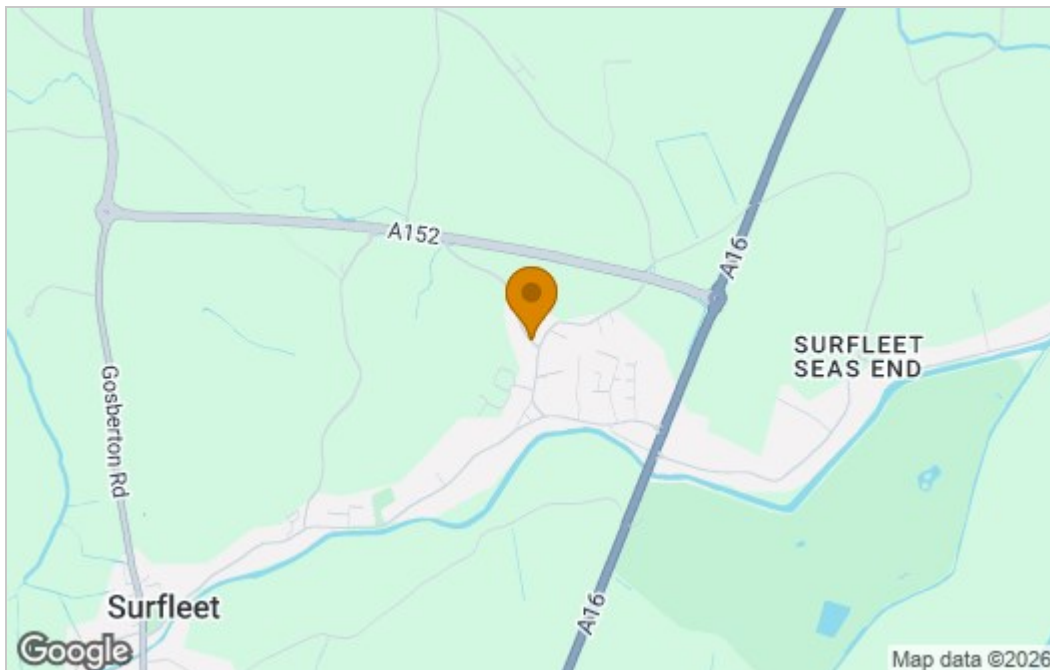
Disclosure

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.

Floor Plan



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

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Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

