

Pygott & Crone

Land South of Gunby Road,

Orby, Skegness, lincolnshire, PE24 5HT

£375,000

Land (Residential)

- Freehold
- Residential Development Opportunity
- Planning Permission Granted In Principle
- 2.47 Acres STS or thereabouts
- Planning granted for maximum nine dwellings
- Illustrative layout of three & four bed houses
- Popular village location
- Freehold site for sale
- Site viewings by appointment only



Location plan - (Proposed)



Overview

An exciting opportunity to acquire a residential development site with permission in principle for up to nine dwellings, situated within the village of Orby, close to Skegness and Burgh le Marsh. Pygott & Crone are delighted to offer for sale this residential development opportunity occupying a position on the southern side of Gunby Road, within the popular Lincolnshire village of Orby.

The site has successfully secured Permission in Principle on appeal for residential development comprising a minimum of one and a maximum of nine dwellings, following an appeal allowed by the Planning Inspector on 15 July 2026. The decision establishes the principle of residential development, providing an exciting opportunity for developers and housebuilders to progress a scheme through the next stage of the planning process.

An illustrative site layout has been prepared demonstrating the potential for a development of nine dwellings, incorporating a mix of three and four-bedroom houses with individual plots, gardens and parking provision. The layout is indicative only, with the final design, dwelling mix and detailed arrangements subject to the required Technical Details Consent. The land to be sold fronts onto Gunby Road with approx. 40m depth and 170m total width with a break between indicative plot's 5 & 6 for field access to be retained by the seller.





The site's position adjoining existing residential development along Gunby Road offers the opportunity to create a small-scale residential scheme within an established village setting. Orby benefits from a rural Lincolnshire setting, with the wider range of amenities and services available in nearby Burgh le Marsh and the coastal resort of Skegness.

The successful appeal was supported by the district's acknowledged shortfall in deliverable housing land, with the Inspector concluding that the benefits of delivering additional housing outweighed the identified planning policy conflicts in this case. This is an attractive opportunity for a local or regional developer, small housebuilder or land investor seeking a site with the principle of residential development established, offering scope to progress the detailed planning proposals and bring forward a new residential scheme.

Planning: Permission in Principle granted on appeal for between one and nine dwellings.

Appeal reference: 6005743.

Original application reference: 03792/25/PIP.

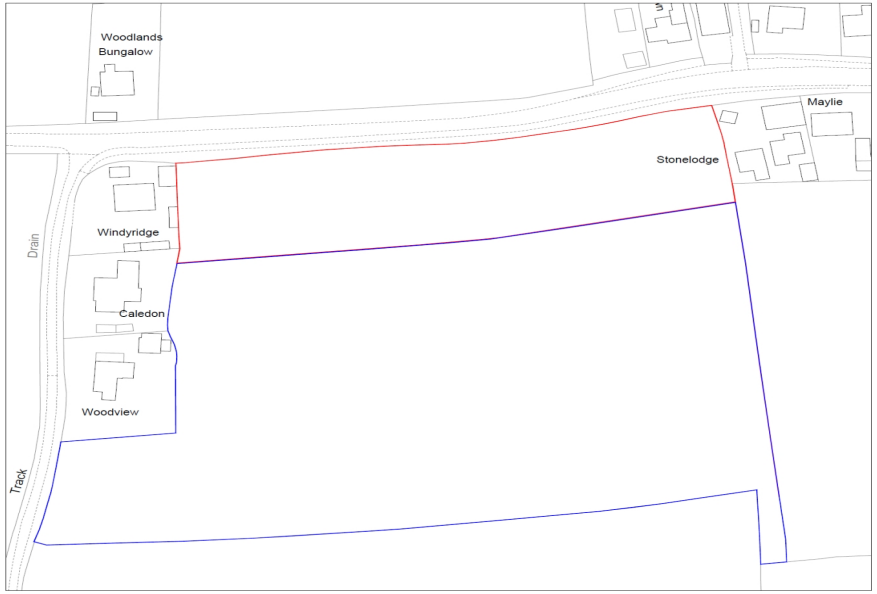
Location: Land south of Gunby Road, Orby, Skegness, Lincolnshire, PE24 5HT.

Further information: Interested parties are invited to contact Pygott & Crone for further details and to arrange access to the available planning documentation.

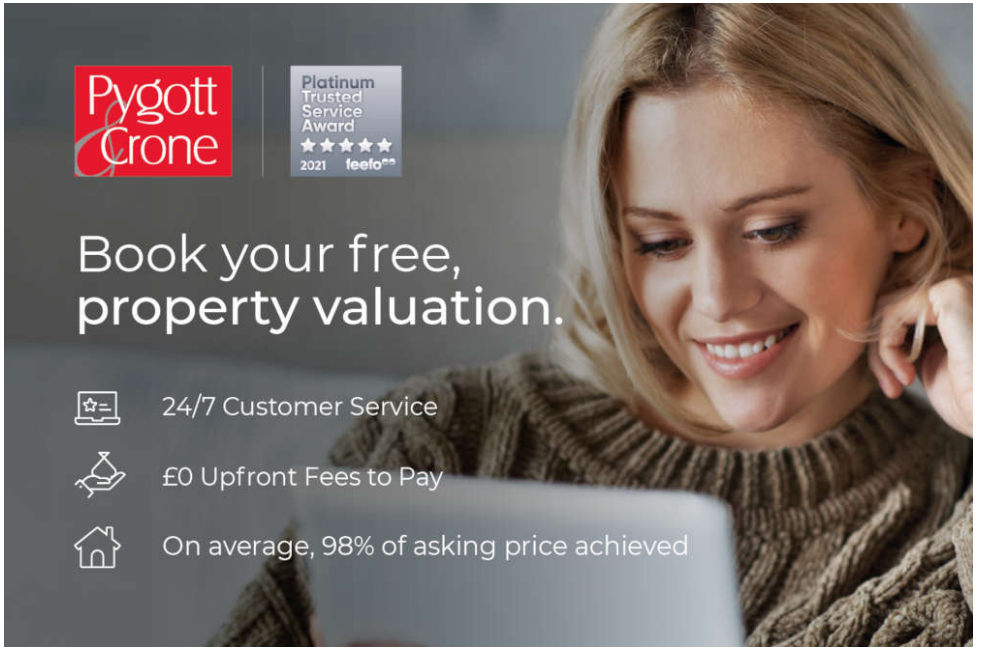
Important planning note: The permission in principle establishes the acceptability of residential development in principle only. Technical Details Consent is required before development can proceed. The illustrative layout does not constitute an approved detailed scheme. The site is offered for sale as a whole and not as individual plots. Measurements within these details are approximate only and are for guide purposes only, all buyers should satisfy themselves for accurate measurements. Pygott & Crone have made no investigations as to the location of services.







Location plan - (Existing)



Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Stonebow
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Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Joe Kuhn
Mortgage Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Pygott & Crone

Land South of Gunby Road, Orby
is on the market with our Boston branch

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