



Wainfleet Road, Skegness PE25 3QP

welcome to

Wainfleet Road, Skegness

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS www.barnardmarcusauctions.co.uk

TUESDAY 23rd JUNE 2026 at 9:30am

Block of four self-contained flats, ideally located on Wainfleet Road, Skegness, just moments from the town centre & transport links.

Online Underwriting

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IN ASSOCIATION WITH BARNARD MARCUS

AUCTIONS www.barnardmarcusauctions.co.uk

TUESDAY 23rd JUNE 2026 at 9:30am

WHERE TO BID: Please ensure you are registered to
bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus
Auctions

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Local Area

Skegness is a popular and well-established seaside town on the Lincolnshire coast, known for its sandy beaches, traditional attractions, and vibrant town centre. The property's location on Wainfleet Road





places it right at the heart of the town's infrastructure, with excellent transport connections via both rail and bus services. The nearby town centre offers a wide selection of shops, supermarkets, restaurants, and entertainment options, while local schools, Skegness Academy, and Skegness TEC college provide educational facilities within easy reach. Healthcare services, including GP surgeries and pharmacies, are also close by. This central location makes the property particularly appealing to tenants seeking convenience, accessibility, and a coastal lifestyle, further strengthening its investment appeal.

**Flat 1
Cloak/ Wc**

Storage space with WC.

Lounge

15' x 11' (4.57m x 3.35m)

With bay window to front elevation and radiator.

Kitchen

14' x 9' (4.27m x 2.74m)

Base and wall units with worktop space over, sink & drainer, space for appliances, plumbing for washing machine and window to side elevation.

Bedroom 1

12' x 9' (3.66m x 2.74m)

Radiator.

Shower Room

Shower cubicle, sink, radiator and window to rear elevation.

External

Rear courtyard accessible from flat 1.

**Flat 2 - Studio
Lounge**

14' x 13' (4.27m x 3.96m)



Bay window to front elevation and radiator.

Kitchen

12' 1" x 6' (3.68m x 1.83m)

Base and wall units, sink & drainer, appliance space, radiator and window to rear elevation.

Shower Room

Shower cubicle, toilet, sink and window to rear elevation.

**Flat 3
Lounge**

13' x 12' 1" (3.96m x 3.68m)

Window to front elevation and radiator.

Kitchen

9' 1" x 6' 1" (2.77m x 1.85m)

Base and wall units with worktop space over, sink & drainer, appliance space and window to rear elevation.

Bedroom 1

13' x 7' (3.96m x 2.13m)

Window to rear elevation and radiator.

Shower Room

Shower cubicle, toilet, sink and window to front elevation.

**Flat 4
Open Plan Lounge/Kitchen**

Base units with worktop space over, sink & drainer & appliance space. Open plan kitchen and lounge area.

Bedroom 1

12' 1" x 12' 1" (3.68m x 3.68m)

Window to rear elevation and radiator.

Bathroom

Bath, toilet, sink and window to rear elevation.



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welcome to

Wainfleet Road, Skegness

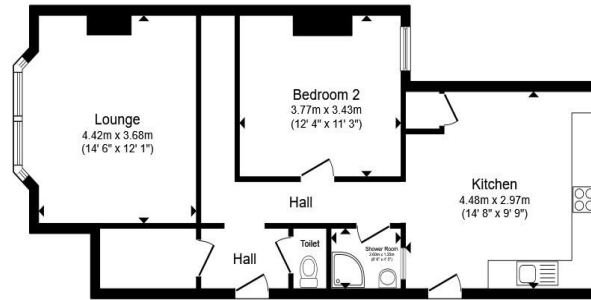
- Block of 4 self-contained flats
- For sale via traditional auction
- Prime location on Wainfleet Road, Skegness
- Opposite bus and train stations
- Close to town centre and amenities

Tenure: Freehold EPC Rating: E

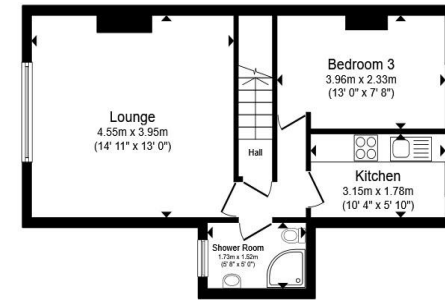
Council Tax Band: A

guide price

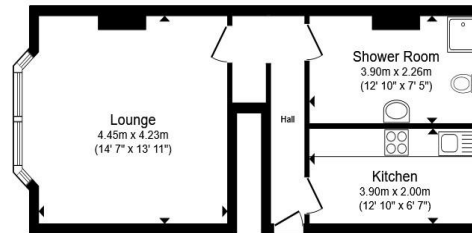
£200,000



Basement



First Floor



Ground Floor



Second Floor

Total floor area 200.8 m² (2,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110311 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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