



Well Vale Drive, Chapel St. Leonards SKEGNESS PE24 5SE

welcome to

Well Vale Drive, Chapel St. Leonards SKEGNESS

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

THURSDAY 10TH SEPTEMBER 2026 at 9:30am

Auction Details

AUCTION DATE: THURSDAY 10th SEPTEMBER 2026
BIDDER REGISTRATION: BY 2pm WEDNESDAY 9th SEPTEMBER 2026

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

LEGAL PACK: Download from Barnard Marcus Auctions

Entrance Porch

Double doors leading into entrance porch offering space for shoe and coat storage.

Entrance Hallway

Spacious hallway with two built-in airing cupboards, loft hatch access and radiator.

Lounge

19' 1" x 11' 1" (5.82m x 3.38m)

Double doors lead into the lounge with windows to front and side elevations and 2 x radiators.

Kitchen

15' x 10' 1" (4.57m x 3.07m)

Base and wall units with worktop space over, sink & drainer, space for appliances, windows to two side aspects and door leading to rear garden.

Bedroom 1

11' 1" x 10' 1" (3.38m x 3.07m)

Double bedroom with window to front elevation, 2 x double fitted wardrobes, storage cupboard and radiator.

Bedroom 2

11' 1" x 10' 1" (3.38m x 3.07m)

Double bedroom with window to rear elevation and radiator with one fitted wardrobe.

Bedroom 3

9' x 8' (2.74m x 2.44m)

One fitted wardrobe, radiator and window to front elevation.

Separate Wc

Wc, radiator and window to rear elevation.

Wet Room

Wc & wash basin integrated into a storage unit, electric shower, towel radiator and window to rear elevation.

Front Garden

Mainly laid to lawn with driveway leading up to the garage with separate footpath leading to front door.

Rear Garden

Mainly laid to lawn with patio area ideal for outdoor seating.

Garage

18' x 9' (5.49m x 2.74m)

Up and over door with power and lighting. Single door access to rear garden.

Online Underwriting

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS
THURSDAY 10th SEPTEMBER 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

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

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 £1,800 (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

Chapel St Leonards is a charming and highly regarded coastal village on the beautiful Lincolnshire coast, offering a relaxed lifestyle with an excellent range of everyday amenities. The village boasts a selection of independent shops, supermarkets, cafés, restaurants, traditional pubs, a doctor's surgery and regular bus services connecting to nearby Skegness and surrounding villages. The award-winning sandy beach is just a short distance away, perfect for coastal walks, family days out and enjoying the fresh sea air. Nature lovers can explore the nearby countryside and coastal nature reserves, while golf courses, fishing lakes and popular attractions are all within easy reach. Chapel St Leonards provides the perfect balance of peaceful coastal living whilst remaining well connected to neighbouring towns, making it an increasingly popular location for both permanent residents and holiday homeowners.



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welcome to

Well Vale Drive, Chapel St. Leonards SKEGNESS

- Three-bedroom detached bungalow
- Popular residential location on Well Vale Drive
- Private driveway providing off-road parking
- Garage
- Close to local shops and amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

£140,000



Total floor area 115.2 m² (1,240 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:
SKG110418 - 0003

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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