# Skegness poised for revival as property values soar and £4bn port plan advances



Skegness, a coastal town in East Lindsey, Lincolnshire, has long endured a reputation marred by its designation as Britain's "worst" seaside resort. Historically a popular family getaway, especially following the establishment of Butlin's in 1936, the town has faced significant decline in visitor numbers as holidaymakers increasingly opted for trips abroad. This decline was exacerbated by the devastation of World War II and a series of downturns in local tourism, leading to perceptions of Skegness as rundown and depressing.

Most recently, a Which? survey ranked Skegness at the bottom of a list evaluating around 120 seaside towns in the UK, granting it a mere 48% rating. Despite this setback, local voices, such as YouTuber Neil Richardson, have countered the negative portrayal, asserting that the town has transformed in recent years. Speaking to Express.co.uk, Richardson highlighted a rejuvenation in Skegness, pointing to thriving shops and a vibrant atmosphere, contrasting this with the plight of other towns plagued by boarded-up storefronts.

Amidst these challenges, the town may find itself on the cusp of a renaissance, thanks to a planned £4 billion infrastructure project designed to modernise transportation links across The Wash. This ambitious proposal encompasses a new road and railway link, a tidal barrage, a hydroelectric power plant, and a deep-sea container port. If realised, these developments could significantly bolster Skegness’s economic prospects, with some estate agents forecasting that property values might surge by as much as 30-40%.

Interestingly, property prices in Skegness have already shown signs of a robust upward trend. According to recent data, the average house price in the town has more than doubled in the last five years, leaping from £182,353 in 2018 to around £367,240 in 2023. Current listings indicate an overarching average of £199,198, with detached homes fetching prices around £254,739. For context, the UK average stands at £271,415, suggesting that Skegness still offers comparatively affordable options, even as some properties enter the million-pound bracket.

The larger picture reveals a broader trend across the region, where property prices in East Lindsey have reportedly risen by 6.7% over the past year, surpassing the East Midlands average. In August alone, house prices increased by 3%, driven in part by the anticipation of new developments, such as the Skegness Gateway project, which promises to introduce 1,000 new homes and significant industrial space, potentially generating over £300 million in economic benefits.

While enthusiasm for these developments builds, it is important to acknowledge the initial hurdles that remain. Plans for a £210 million relief road intended to improve accessibility between Lincoln and Skegness have been shelved due to funding issues. This highlights the complexities involved in advancing large-scale infrastructure projects, even when local sentiment appears optimistic about future growth.

As Skegness stands at this potential turning point, it echoes a broader narrative concerning the evolution of many traditional seaside resorts in the UK. Whether the town can transcend its troubled reputation remains to be seen, but the upcoming changes could herald a much-anticipated revival for this once-beloved holiday destination.

## Reference Map:

* Paragraph 1 – [[1]](https://www.express.co.uk/news/uk/2059832/skegness-seaside-town-properties)
* Paragraph 2 – [[1]](https://www.express.co.uk/news/uk/2059832/skegness-seaside-town-properties), [[2]](https://www.propertywire.com/news/uk/skegness-leeds-and-redruth-the-three-fastest-growing-areas/)
* Paragraph 3 – [[3]](https://www.lincolnshireworld.com/news/environment/port-plan-for-skegness-could-see-house-prices-rise-up-to-40-4999006), [[7]](https://www.bbc.co.uk/news/uk-england-lincolnshire-68626341)
* Paragraph 4 – [[2]](https://www.propertywire.com/news/uk/skegness-leeds-and-redruth-the-three-fastest-growing-areas/), [[4]](https://www.lincolnshireworld.com/lincolnshire/skegness/east-lindsey-house-prices-increased-more-than-east-midlands-average-in-august-4377038), [[5]](https://www.lincolnshireworld.com/lincolnshire/skegness/east-lindsey-house-prices-rose-last-summer-4084557)
* Paragraph 5 – [[6]](https://www.bbc.co.uk/news/uk-england-lincolnshire-66244590)
* Paragraph 6 – [[3]](https://www.lincolnshireworld.com/news/environment/port-plan-for-skegness-could-see-house-prices-rise-up-to-40-4999006)
* Paragraph 7 – [[7]](https://www.bbc.co.uk/news/uk-england-lincolnshire-68626341)

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## Bibliography

1. <https://www.express.co.uk/news/uk/2059832/skegness-seaside-town-properties> - Please view link - unable to able to access data
2. <https://www.propertywire.com/news/uk/skegness-leeds-and-redruth-the-three-fastest-growing-areas/> - This article reports that properties in Skegness have seen the largest price growth in England, with prices more than doubling (101%) in five years, rising from £182,353 in 2018 to £367,240 in 2023. The article also highlights that Leeds and Redruth are among the fastest-growing areas in terms of property prices.
3. <https://www.lincolnshireworld.com/news/environment/port-plan-for-skegness-could-see-house-prices-rise-up-to-40-4999006> - This article discusses a £3 to £4 billion proposal for a tidal-powered deep-sea container terminal in The Wash, which could lead to house prices in Skegness rising by 30 to 40 percent. The plan includes a road across The Wash, linking Lincolnshire and Norfolk, reducing travel time from around an hour and a half to just 20 minutes.
4. <https://www.lincolnshireworld.com/lincolnshire/skegness/east-lindsey-house-prices-increased-more-than-east-midlands-average-in-august-4377038> - This article reports that house prices in East Lindsey increased by 3% in August, surpassing the East Midlands average. Over the past year, property prices in the area have grown by 6.7%, with the average price in August being £241,086.
5. <https://www.lincolnshireworld.com/lincolnshire/skegness/east-lindsey-house-prices-rose-last-summer-4084557> - This article reports that house prices in East Lindsey rose last summer, with the median house price in the year to September being £210,000, up from £200,000 in the year to June. Nationally, house prices fell for the first time since 2011 during the same period.
6. <https://www.bbc.co.uk/news/uk-england-lincolnshire-66244590> - This article reports that plans for a £210 million relief road around Skegness have been shelved due to funding concerns. The project was part of the Lincolnshire Coastal Highway scheme aimed at improving links between Lincoln and Skegness.
7. <https://www.bbc.co.uk/news/uk-england-lincolnshire-68626341> - This article reports that plans for a major expansion of Skegness, including 1,000 new homes and industrial space, have been approved. The development, known as Skegness Gateway, is expected to attract more than £300 million in economic benefits and deliver hundreds of local jobs.