



Building Plot, Luddington Road
Garthorpe, Nr Scunthorpe, DN17 4RU

Offers In Region Of £125,000

Property Features

- Prime Building Plot on edge of Rural Village
- Road Frontage 58' (17.7m) Max Width 62' 4" (19m) Max Depth 141' (43m)
- Extending to 800m² (0.20 Acre) or thereabouts
- Planning Consent for 5 Bedroom Detached House & Garage
- Superb Self Build Opportunity

Full Description

SITUATION

When entering the Village from the A161 via Eastoft and Luddington the Plot is situated on the right hand side when entering the Village and is edged red on the attached Reference Plan and is clearly marked by one of our distinctive For Sale Boards on Site.

THE PLOT

This consists of a Prime Building Plot on the edge of the rural Village of Garthorpe having open outlook over agricultural land to the rear.

The Plot has a made up road frontage of 58 ft (17.7m) to Luddington Road widening to a maximum width of 62' 4" ft (19m) and having maximum depth of 141 ft (43m) extending in all to 800 m² (0.20 acres) or thereabouts.

The Site is level and demarked on Site with a new post and rail fence to the right hand side (west) and to the rear (south) and bounded by "The Beeches" to the east.

PLANNING PERMISSION

The Plot has the benefit of Planning Consent for the erection of a 5 bedroom Detached house twin integral Garage granted by North Lincolnshire Council with Decision No. PA/2020/2026 on the 30th March 2021.

A copy of the Consent is available from the Goole Agent or can be viewed on the North Lincolnshire Council Planning Portal www.northlincs.gov.uk.

A copy of the proposed property layout is attached to these particulars and comprises Entrance, Kitchen /Day Room, Living Room, Utility Room, 5 Bedrooms 4 Bathrooms / Ensuites.

SERVICES

It is understood that main water, electricity and main drains are available to the Plot however interested parties should make their own enquiries with the relevant Statutory Authorities regarding the point of connections and costs.

ROADWAY

The roadway to the front of the Plot is Luddington Road which is an adopted Public Highway

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The purchaser will be responsible to make any CIL payments that may be payable upon the Plot and should make their own enquiries from the North Lincolnshire Council.

MODE OF SALE

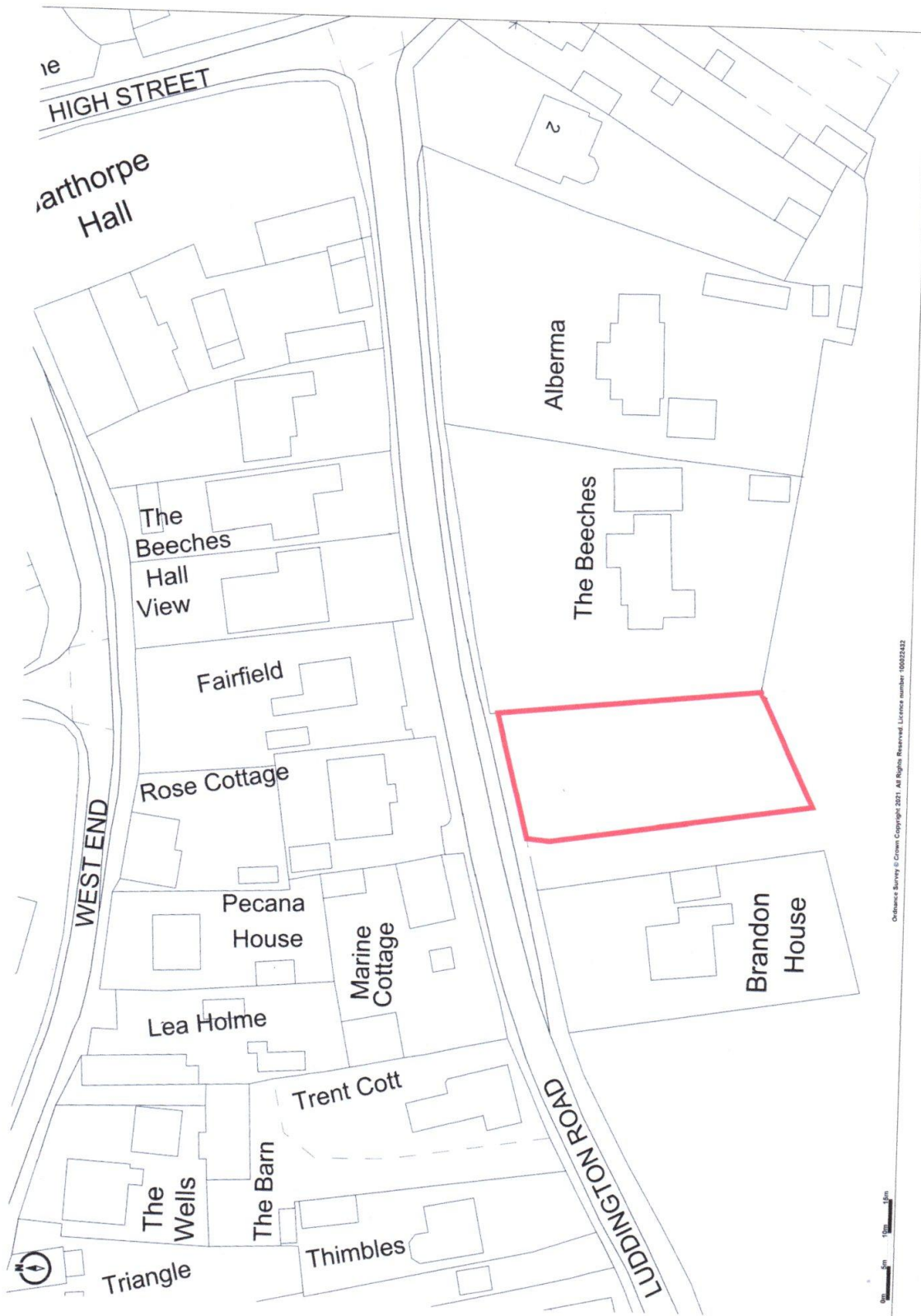
The Plot is offered for Sale by Private Treaty on an Asking Price of Offers around £125,000.

INSPECTION

The Plot may be inspected at any reasonable time upon receipt of these particulars.

ADDITIONAL INFORMATION

Should you require any additional information or wish to discuss any points please contact Michael Townend on 01405 762557.



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Promap
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements