



INDIVIDUAL BUILDING PLOT GOXHILL, BARROW-UPON-HUMBER

Full planning permission granted for a highly individual detached home successfully combining character attributes with contemporary living space. Edge of this popular village.

Site area approx. 720m² (0.18 acres) subject to measured site survey.

OFFERS OVER £135,000

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BROWN & CO

Property and Business Consultants

INDIVIDUAL BUILDING PLOT, CROSSING COTTAGE, GATEHOUSE ROAD, GOXHILL, BARROW-UPON-HUMBER, DN19 7LS

LOCATION

The plot enjoys a location at the end of Gatehouse Road, generally rurally positioned but adjoining the railway line with consent permitting the replacement of the original Crossing Cottage. This highly regarded village offers a good range of facilities including doctors surgery, pharmacy and primary school with secondary schooling available in nearby Barton-upon-Humber and is ideally placed for commuting to the industrialised Humber area including Scunthorpe, Grimsby and Brigg. A good network places the Humber Bridge and M18 within comfortable reach.

DIRECTIONS

Leave Barrow-upon-Humber on the B1206 New Holland Road and on the edge turn right onto Goxhill Road. When entering Goxhill at the crossroads with Thornton Road, proceed straight over onto Gatehouse Road and the plot will be found on the left hand side at the end before the railway line.

ACCOMMODATION

The approved plans for this inspirational detached dwelling show a stunning glazed reception hall with half turn staircase ascending to first floor, dual aspect living room with partitioned formal dining area and a simply stunning open plan living breakfast kitchen with direct garden access. A utility room and cloakroom complete the ground floor. At first floor level there are two distinct areas separated by the substantially glazed landing flooded with natural light. Four bedrooms are provided with the principle bedroom having en suite and dressing area, fourth bedroom suitable for use as study/home office together with house bathroom.

OUTSIDE

The property will have planned gardens to front and side with sweeping perimeter driveway to a rear parking court.

PLANNING

Full planning permission was granted by North Lincolnshire Council under application no. PA/2020/900 on 4 September 2020 to erect a replacement dwelling following demolition of existing dwelling and outbuildings at Crossing Cottage. Copies of the decision notice and other planning documents are available from the selling agents or by visiting the planning portal <https://apps.northlincs.gov.uk/application/PA-2020-900>

LOCAL PLANNING AUTHORITY

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL. www.northlincs.gov.uk. Tel 01724 297000.

SERVICES

The original Crossing Cottage had some services connected including electricity and water. However, interested parties are expressly advised to make their own enquiries relating to the existence, availability and capacity of services and the costs of

connection thereto.

PLANS

Any plans including within these particulars are for identification purposes only and shall no form part of any contract or agreement for sale. Copies of the approved drawings and supporting documents may be found on the LPA's planning portal as above.

TENURE

The property is understood to be freehold and vacant possession will be granted on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

VIEWING

Please proceed directly to the plot with a copy of these particulars in hand.

FURTHER INFORMATION

Please contact Jeremy Baguley MRICS at the selling agents on 01777 712944.

IMPORTANT NOTICES

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