



1 Louth Road, Holton-le-Clay, Grimsby.DN36 5HN

£800,000

JOHN TAYLORS
EST. 1859

Development site

An excellent opportunity to purchase a mixed development site with outline planning permission for the erection of 9 dwellings and 3 light industrial/B1 units granted in September 2021. The site was formerly a scrap metals business and includes a detached house together with a number of ancillary outbuildings and with a total area of approximately 1 hectare (2.5 acres). Former Scrap Metals Site Good access to Louth & Grimsby PP for dwellings and light industrial units Approx 1 hectare (2.5 acres) site Edge of a well served village No affordable dwellings Planning Ref: N/085/01415/21

Rooms

LOCATION

Holton le Clay is a good size village and has a number of local amenities including doctors surgery, public house, pharmacy and primary school. It is located approximately 5 miles south of the town of Grimsby and around 9 miles north of the town of Louth which offer a wider range of amenities and facilities. The property is situated on the southern edge of the village adjacent to Peacefield Business Park and is conveniently positioned for access onto the nearby A16 road.

DESCRIPTION

A former scrap metals site which includes a detached house, outbuildings and open storage land used for the former scrap metal business. The site has a total area of approximately 1 hectare (2.5 acres) and is a triangular shape and has current outline planning permission for development.

PLANNING

The land has outline planning permission under planning

consent reference N/085/01415/21 which was granted on 7th September 2021 for permission to demolish the existing house and buildings and erect 9 dwellings at the front section of the site and 3 light industrial units to the rear of the site together with an attenuation pond. The consent is subject to a number of conditions. A copy of the consent is available at our office or at East Lindsey District Council's planning portal site which also includes all documents relating to the application.

SERVICES

We understand that the existing house has mains gas and electricity with water supplied by a private bore hole and drainage served by a private drainage system. We are informed that the site has 3 phase electricity. Interested parties should make their own enquiries of the service providers to confirm availability and capacity of sewers.

TENURE

We are informed that the site is freehold with vacant possession.

VAT

All prices quoted in these sales particulars are net of VAT if applicable.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefits of all existing easements, wayleaves and rights of way whether or not stated in these sales particulars.

LOCAL AUTHORITY

East Lindsey District Council, Tedder Hall, Manby Park, Louth. LN11 8UP Tel. No. 01507 601 111 Website: www.e-lindsey.gov.uk



VIEWING

By appointment only via selling agents, John Taylors.

PLEASE NOTE

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

THINKING OF SELLING?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





FLOORPLAN

John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

