

4 NO. NEW  
BUILDS

3 NO. BARN  
CONVERSIONS



Artist's Impression

**FOR SALE 3 NO. BARN CONVERSIONS & 4 NO. NEW BUILD DWELLINGS**  
**MESSINGHAM, NORTH LINCOLNSHIRE**  
**DEVELOPMENT WITH APPROVED HYBRID PLANNING PERMISSION**





# RESIDENTIAL DEVELOPMENT

## MESSINGHAM, NORTH LINCOLNSHIRE

### Introduction

A rare and exciting opportunity to develop a high quality Hybrid Scheme within the thriving village of Messingham, comprising three barn conversions (with full planning permission to partially demolish, rebuild and convert) and four new builds (with outline consent). Approved plans drawn are for barn conversions totaling approximately 3,767 square feet of internal floor area, plus additional floor space for four new builds. The entire plot extends to approximately 0.95 acre (0.38 hectare).

### Location

Messingham is a popular village located in North Lincolnshire, situated approximately 5 miles to the south of the town of Scunthorpe. The site is accessed via West View to the western side of the village. Messingham is situated a suitable distance for commuting links via the M180, with the nearest junction being approximately 6 miles away connecting to Scunthorpe, Doncaster, Grimsby and the A15 to the Humber Bridge. The village also offers a wealth of amenities including various pubs, restaurants, schools and leisure facilities.

### Tenure & Possession

The land is offered for sale freehold with vacant possession upon completion.

### Viewing

Viewing is strictly by appointment with the Selling Agents on 01652 653669.

### Method of Sale

The Property is offered for sale by **Informal Tender with a closing date of 12 noon 24 May 2024**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or 01652 653669 to discuss their interest.

#### Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

**Tel: 01652 653669**

**Ref: Cecilie Lister**

E-mail: [cecilie.lister@ddmagriculture.co.uk](mailto:cecilie.lister@ddmagriculture.co.uk)



Artist's Impression



## Planning

The site received Hybrid planning consent on 08 March 2024 (Application Reference no. PA/2023/1583), to partially demolish, rebuild and convert the agricultural barns to form three residential buildings and to erect four new dwellings. The consent was granted, subject to various conditions detailed in the Decision Notice. A copy of which can be downloaded from the North Lincolnshire Council website, or available by email from the Selling Agents, upon request.

## Local Authority

Interested parties should make their own enquiries with the North Lincolnshire Council Planning Department. Telephone: 01724 297000.

Website: [www.northlincs.gov.uk/planning-and-environment/](http://www.northlincs.gov.uk/planning-and-environment/).

## Services

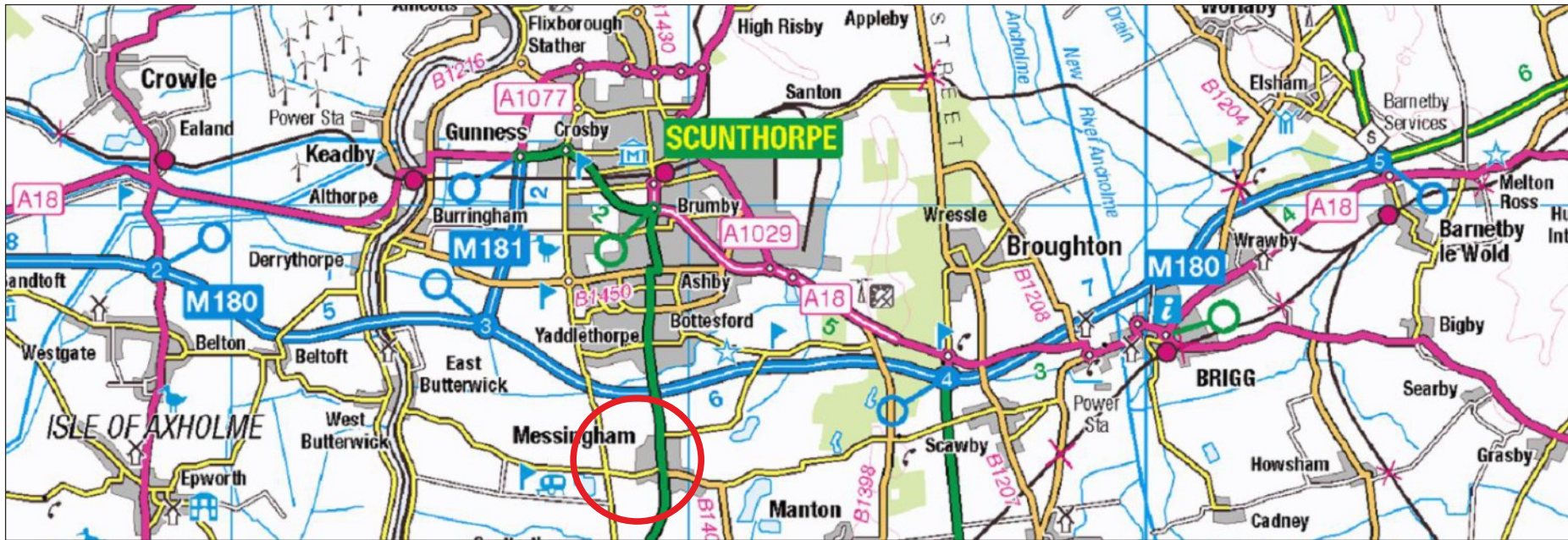
Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

## Easements, Wayleaves & Rights of Way

The Property is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.







### Method of Sale

The land is offered for sale as a whole by Informal Tender. The Vendor does not undertake to accept the highest, or indeed, any offer, but best and final offers should be submitted in accordance with the information detailed on the enclosed Tender Form in accordance with the following:-

1. Expressed as a lump sum total (not per acre).
2. Confirm full name, address and contact telephone number of Purchaser(s).
3. Confirm full name, address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "Land at Messingham Tender"
6. Submitted no later than **12 noon Friday 24 May 2024**.

### Important Notice

- DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
  - (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
  - (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
  - (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.