

DDM

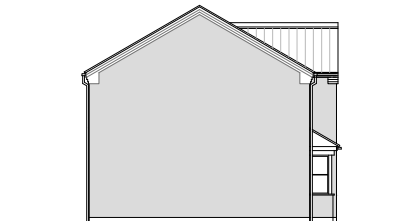
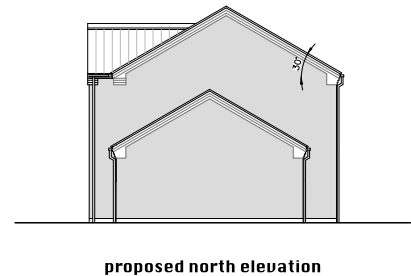
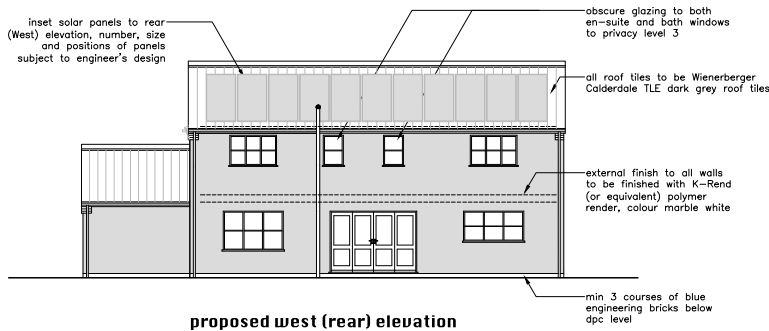
AGRICULTURE

RESIDENTIAL BUILDING PLOT

LAND OFF NORTHLANDS ROAD

WINTERTON, NORTH LINCOLNSHIRE, DN15 9UL

(Scunthorpe 6 miles, Barton upon Humber 9 miles)



FOR SALE BY PRIVATE TREATY
GUIDE PRICE:- £145,000.00
FREEHOLD WITH VACANT POSSESSION

Solicitors

BG Solicitors
25a Northgate
LOUTH
LN11 0LT

Tel: 01507 600610

Ref: Andrea Park

E-mail: andrea.park@bgsolicitors.com



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Lucy Adamson

E-mail: lucy.adamson@ddmagriculture.co.uk

incorporating

JH Pickup & Co &

**Townend
Clegg**
AGRICULTURE

General Remarks and Stipulations

Introduction

This is an outstanding opportunity to purchase a residential site in the town of Winterton, which has the benefit of Full planning permission for one four bedroom detached dwelling with integrated garage.

Location

The picturesque town of Winterton is located in North Lincolnshire. The site is accessed via Northlands Road. The town offers a number of primary schools, a secondary school, a village hall and various public houses and other amenities.

Winterton is ideally placed for local and distance travel to the Humber and towns of Brigg, Grimsby and Immingham, plus Humberside International Airport and the cathedral city of Lincoln.

Residential Development Opportunity - One New Build Dwelling

Planning

The site received full planning consent on 10 May 2024 (application reference no. PA/2024/20), for the erection of one dwelling and garage. Full details can be obtained from the Selling Agents.

Local Authority

Interested parties should make their own enquiries with North Lincolnshire Council Planning Department.
Telephone: 01724 297000 Website: northlincs.gov.uk.

Services

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

Value Added Tax

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Access

There is access directly off Northlands Road, Winterton.

Tenure & Possession

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

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 including BPS or other consents.
- (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.

Ref: LA/SJP/BR-24/109
Date: 01 July 2024

Easements, Wayleaves and Rights of Way

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

Tenure & Possession

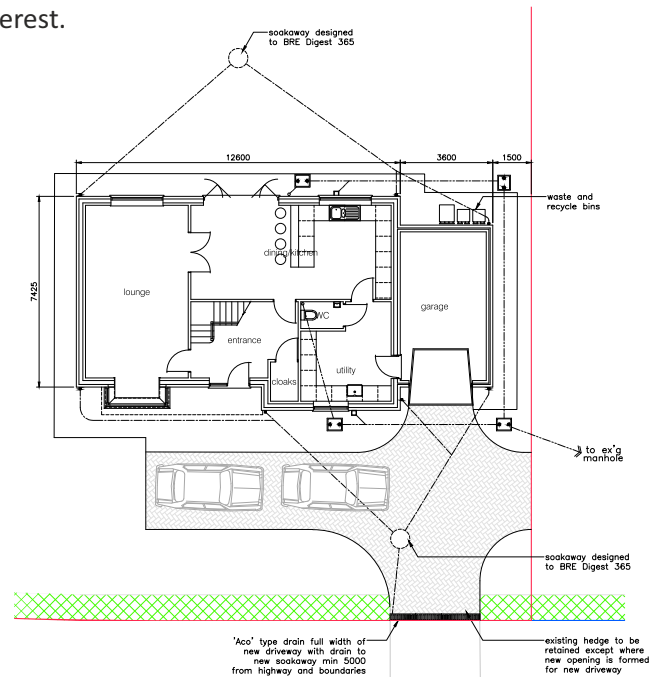
The land is offered for sale freehold with vacant possession upon completion.

Viewing

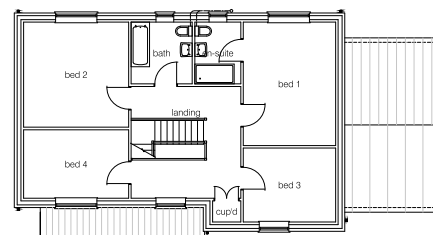
Viewing is by appointment with the Selling Agents on (01652) 653669.

Method of Sale

The property is offered for sale by Private Treaty. Interested parties are invited to speak to Lucy Adamson of the Selling Agents on 07435 550274 or (01652) 653669 to discuss their interest.



Ground Floor Plan



First Floor Plan

