

# Land at Earlsgate Gardens, Winterton, North Lincolnshire, DN15 9TN

## Freehold for Sale      Offers Invited



- Vacant land
- Bungalow development opportunity (subject to planning permission)
- Overall site approx. 0.11 acres (0.04ha)
- Established residential location

**North Lincolnshire Council is offering the property by private treaty**

North Lincolnshire Council  
Economy & Environment  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL

**North  
Lincolnshire  
Council**

Call (01724) 297311 Email [property@northlincs.gov.uk](mailto:property@northlincs.gov.uk)

## Location

Winterton is an attractive market town 7 miles north east of Scunthorpe. It has a population of 5,000 and offers a range of shops, schools and other amenities. Winterton has good transport links to Scunthorpe, Barton-upon-Humber and Kingston Upon Hull. The town is surrounded by open countryside, but is also within 5 miles of both the motorway network and the Humber Bridge.

The land is situated on Earlsgate Gardens, Winterton.

## Description

This former garden land site has an overall area of 0.11 acres (0.04ha) approximately, and is shown edged red on the attached plan.

The land is currently unused and is considered suitable for single storey residential development scheme, subject to planning permission. The proposed access will come from Earlsgate Gardens, an adopted highway. The land is surrounded by residential properties.

## Planning

This land is within the settlement development limit of Winterton. Therefore residential development is thought to be acceptable in principle subject to proposals not having an adverse impact on surrounding properties in terms of for example; overlooking, loss of privacy and overshadowing.

Prospective purchasers are strongly recommended to satisfy themselves on all Planning matters.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297000 or Email: [planningdutyofficer@northlincs.gov.uk](mailto:planningdutyofficer@northlincs.gov.uk)

## Flood risk

The site is within flood zone 1, an area with a low probability of flooding as defined by the environment agency.

Purchasers are recommended to refer, amongst other things, to the Environment Agency's website and to the Local Planning Authority's recently published "Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire".

## Services

It is understood that all mains services are available within close proximity to the site. However, the Buyer will be responsible for making their own enquiries in respect of the availability and layout of services upon the site.

## Highways

The site is accessed from Earlsgate Gardens, an adopted highway.

Please contact North Lincolnshire Council Highway Development Services on Tel no: 01724 297000 or Email: [highwaydevelopment@northlincs.gov.uk](mailto:highwaydevelopment@northlincs.gov.uk) to discuss access to the Site or other highway issues.

## Possession

Vacant possession will be given on completion.

## Easements/Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves whether referred to in these particulars or not.

## Land or Building Issues (Title/Contamination/Asbestos)

Freehold with Full Title Guarantee.

There are no known existing guarantees that will pass with the property.

The purchaser is expected to satisfy themselves by enquiry, survey or any other means as to the condition of the land and/or property. Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request.

A covenant on the contract of sale will restrict residential development to single storey dwellings.

## Sale Price

Offers Invited

## Contact

For further information contact: -

(01724) 297311 or

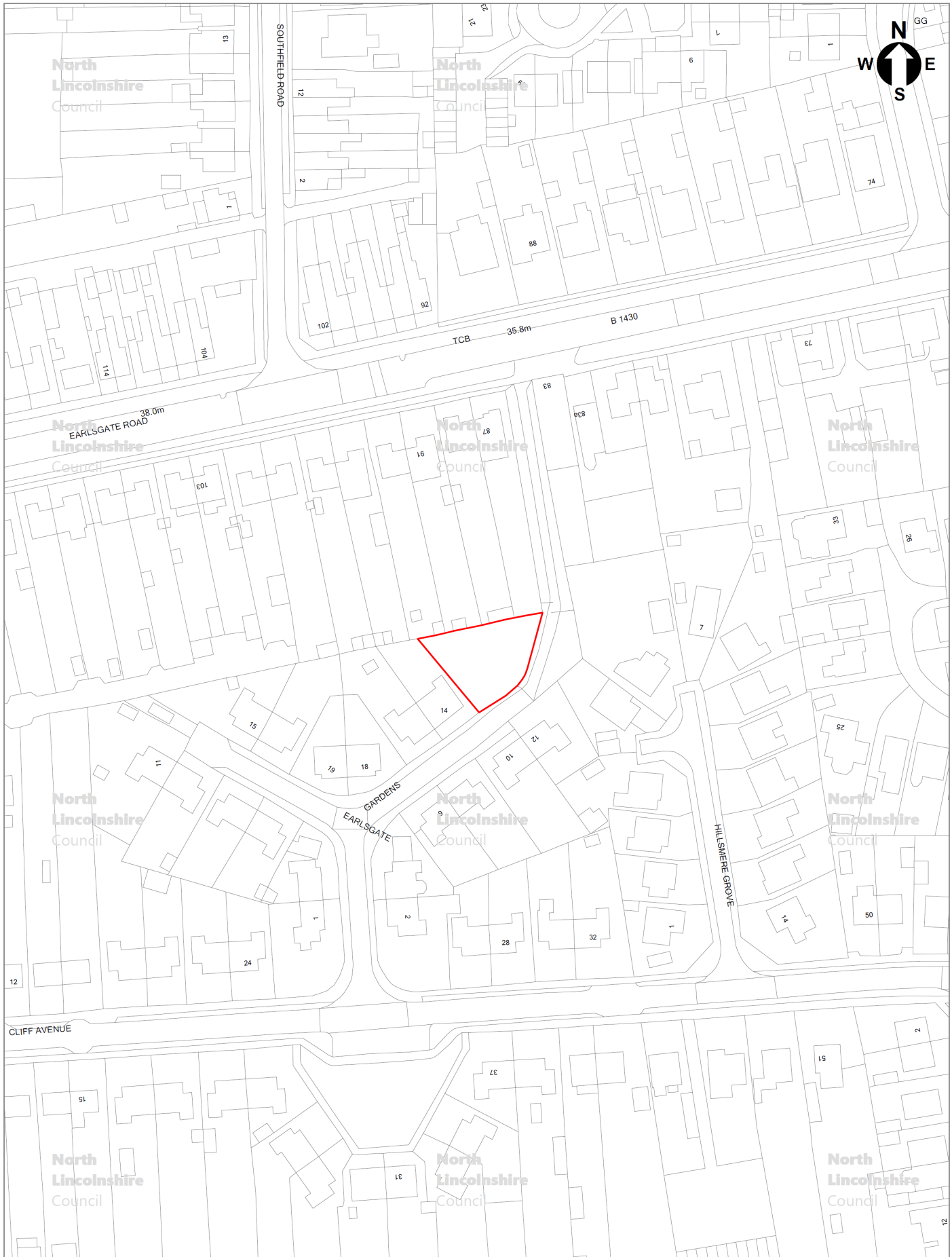
Email: [property@northlincs.gov.uk](mailto:property@northlincs.gov.uk)

## VAT

The Seller has elected not to charge Value Added Tax.

## PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.**
- **The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.**



Title: Earlsgate Gardens (adj No 14), Winterton			<h2 style="margin: 0;">North Lincolnshire Council</h2> <p style="font-size: small; margin: 0;">© Crown copyright and database rights 2023 Ordnance Survey 0100023560</p>
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# **North Lincolnshire Council**

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

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