



RESIDENTIAL DEVELOPMENT OPPORTUNITY

NORTH CARR LANE | SAXBY ALL SAINTS | NORTH LINCOLNSHIRE

An opportunity to develop five new residential properties in a sought after village location

Guide Price £450,000

BROWN & CO

DESCRIPTION

The property benefits from planning consent for the erection of seven new dwellings. Plot numbers one & two have been sold and subsequently there are five remaining plots available for sale.

The five remaining plots have planning permission to create spacious, executive, detached dwellings.

The site is shown edged red on the plans within this brochure (the plans provided are for identification purposes only).

Access is available from North Carr Lane.

LOCATION

The development site is located off North Carr Lane, 17 miles from the city of Hull, 8 miles from the town of Brigg, and 0.5 miles from the village of Saxby All Saints. The nearest postcode is: DN20 0QH.

PLANNING PERMISSION

Planning permission was granted on 5th August 2019 for the demolition of the existing farm buildings and erection of seven dwellings. North Lincolnshire Council reference number: PA/2019/405. A copy of the decision notice and planning application documents are available from the selling agent upon request.

North Lincolnshire Council confirmed in writing on 18th July 2022 that a material start has been made to the planning consent and therefore the planning permission has commenced within the qualifying three year period stated within the decision notice.

TENURE AND POSSESSION

The property is available freehold and vacant possession will be given upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. Offers should be sent to Brown & Co, 8 Melton Enterprise Park, Redcliff Road, North Ferriby, East Yorkshire HU14 3RS. If you have any queries, please do not hesitate to contact the Brown & Co Humber office. The vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The buyer will be required to exchange contracts within 28 working days of receipt by the buyer's solicitor of a draft contract, with completion by arrangement. A 10% deposit will be payable on exchange of contracts.

SERVICES

Mains water, electric and sewerage are connected to the property.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

LOCAL AUTHORITY

North Lincolnshire Council,
Church Square House,
30-40 High Street,
Scunthorpe,
DN15 6NL
Telephone: 01724 297000.

VALUE ADDED TAX

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

PLANS AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewings are by prior appointment only with the selling agent. It is intended that open viewing days will be undertaken, please contact the selling agents for further details. Viewings must be accompanied for Health and Safety reasons.

HEALTH AND SAFETY

The property is a working farmyard and therefore viewers should be careful and vigilant whilst on the site. Neither the Vendor nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SELLING AGENTS

James Walton | james.walton@brown-co.com | 07920 496350

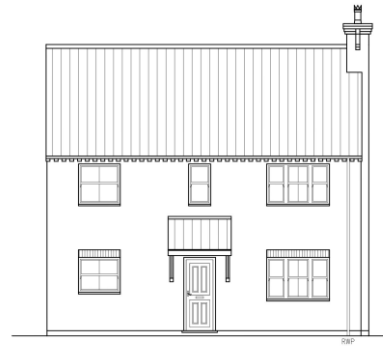
Anita Riggall | anita.riggall@brown-co.com | 07966 597930

Plot 3 -



North West Elevation Scale 1:100

Plot 4 -



North West Elevation Scale 1:100

Plot 5 -



North East Elevation Scale 1:100

Plot 6 -

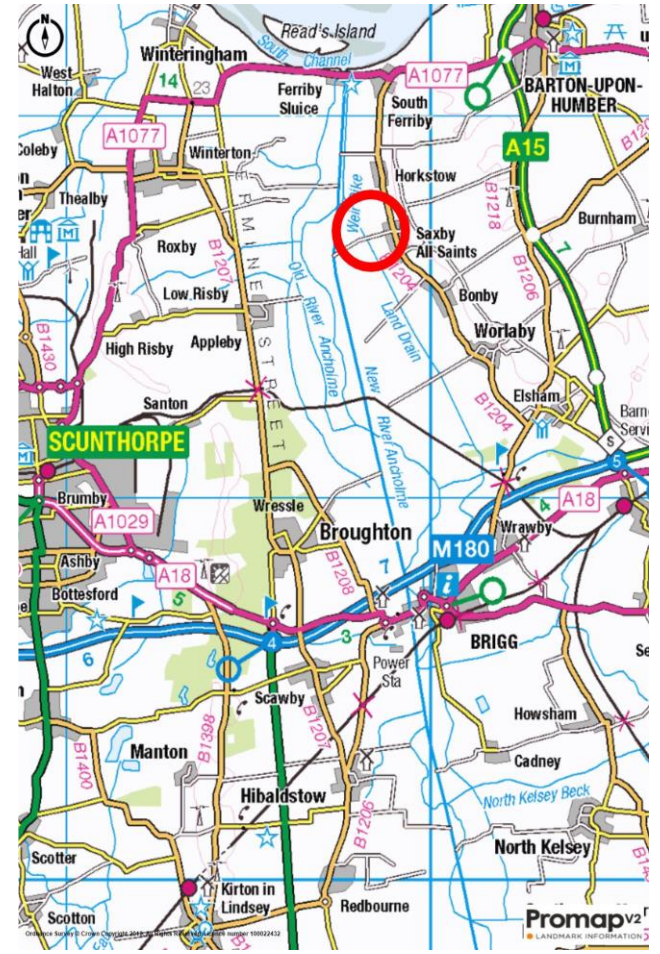
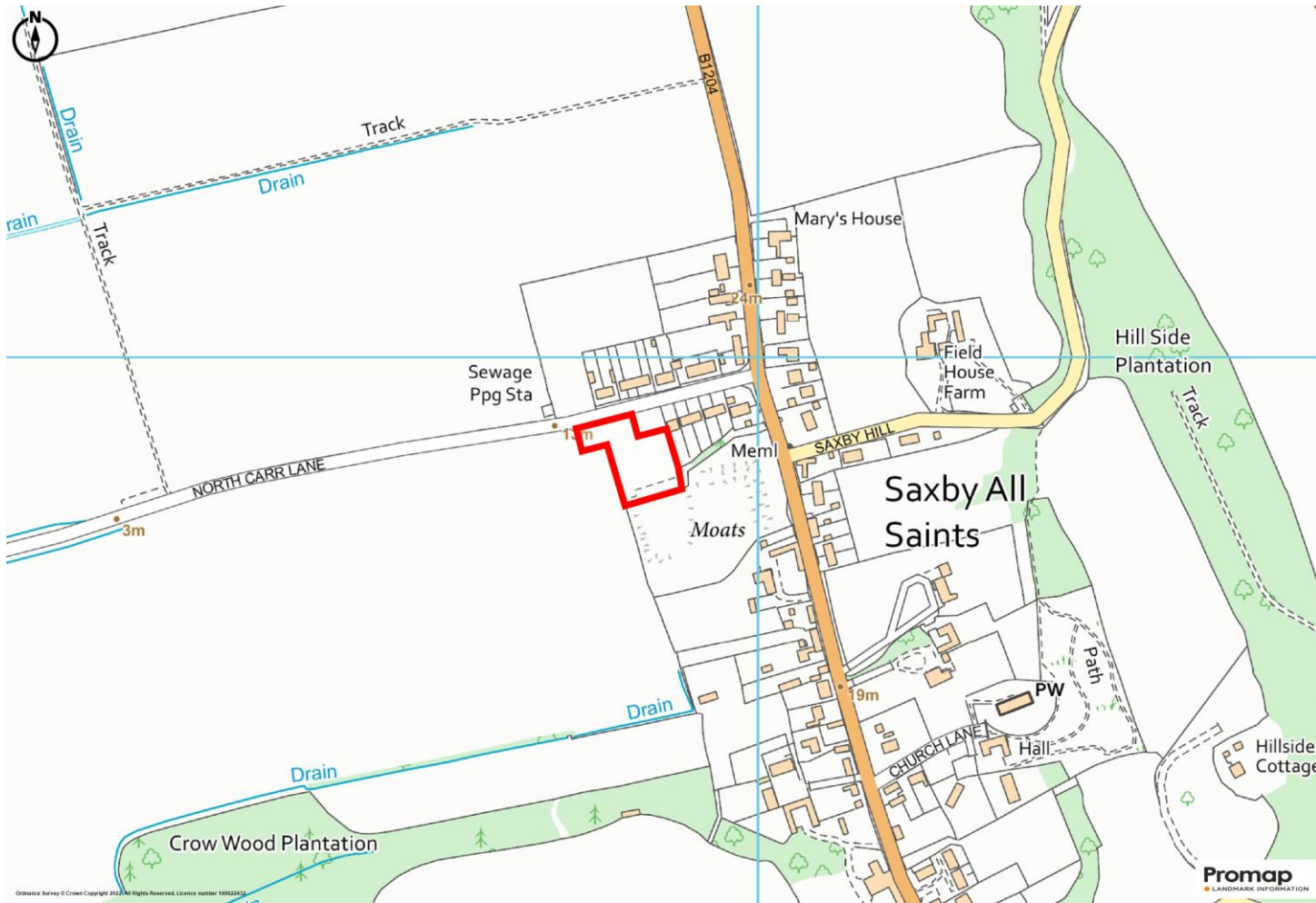


South Elevation Scale 1:100

Plot 7 -



North West Elevation Scale 1:100



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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