

Main Road, Barnoldby-le-Beck, DN37 0AU

Development Land For Sale

Canter's

www.canter's.co.uk

01472 356143



Potential development land
extending to 1.28 acres

Accessed directly from Main Road

Prestigious location

Suitable for affordable/social housing

Planning application submitted

PRICE ON APPLICATION

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LOCATION

What3Words: ///courtyard.height.gazes

Barnoldby-le-Beck is one of the most sought after village locations within North East Lincolnshire with many fine houses, the well-respected Ship Inn and is also located approximately 1 mile from the village of Waltham with its selection of local shops, schools and amenities. Road access is good with the A18 being less than ½ to the south west which provides access to the Humber Bank industries, Humberside Airport, the A46 leading to Lincolnshire and the M180 motorway.

DESCRIPTION

The site extends to 1.28 acres (0.52 hectares) screened to the east, south and west by mature trees and hedges. Boundary hedges provide screening along the northern boundary. The site is bounded on all sides by residential development.

DISPOSAL TERMS

The site is offered for sale with full vacant possession and offers are invited for the freehold interest

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PLANNING APPLICATION

A planning application has been submitted to North East Lincolnshire Council under planning reference DM/0261/25/OUT. The proposal put forward meets with the requirements of the Local Plan Policy 5.

The scheme is specifically designed to provide affordable housing, meeting the local needs, providing sustainability enabling local residents to remain in the area and supporting the government's objective of significantly boosting the supply of homes.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: No Energy Performance Certificates are required whilst the property is a development site. Upon completion of the dwellings Energy Performance Certificates will be required to be commissioned.

FURTHER INFORMATION AND TO VIEW

Lawrence Brown lawrence@canters.co.uk 07710 312712

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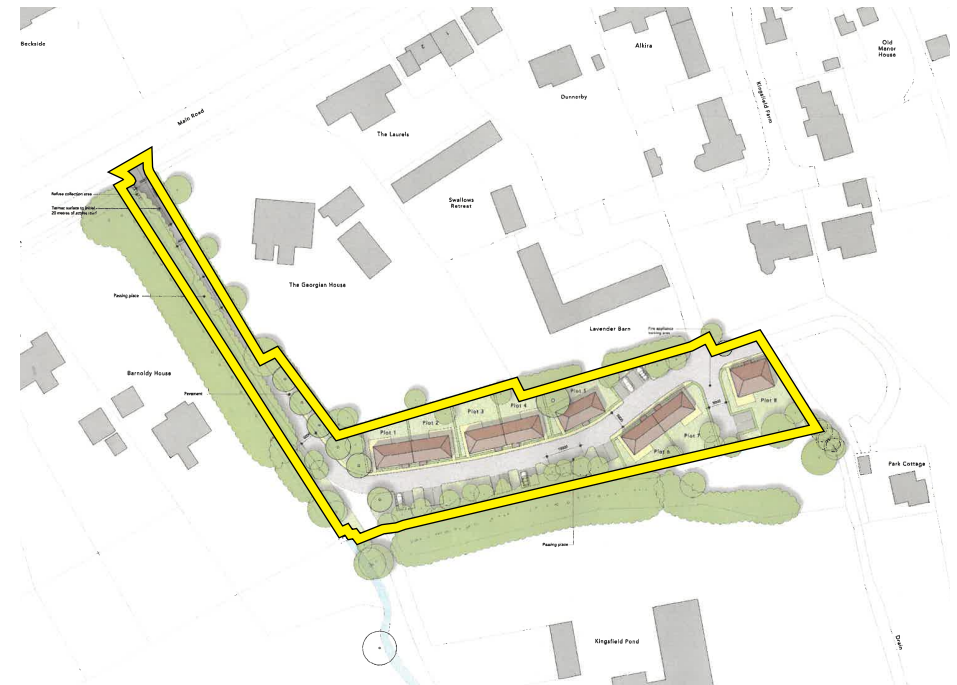
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