

Land At Atkinson Drive  
Great Coates DN37 9FF

# FOR SALE

Development land in popular residential location

Site area extending to c.0.54 acres (c 0.22 hectares)

Forms natural extension from Allington Drive

Potential for up to 7 dwellings

Good access links in popular west Grimsby location

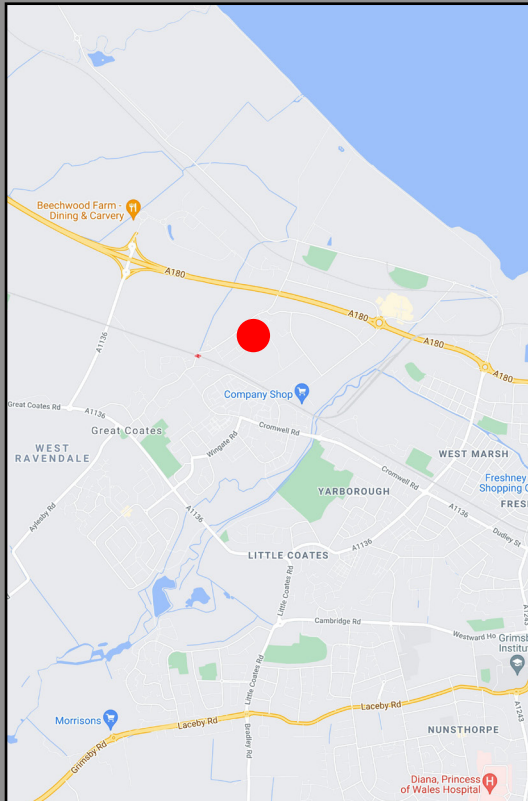
**Offers Invited**

**Scotts**  
01472 267000



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The town of Grimsby, together with adjoining Cleethorpes has a population of approximately 88,250 and enjoys a good transport link from A180 which links to the national motorway network.

The site is situated within Great Coates, a popular residential area to the west of Grimsby with a variety of modern and traditional houses, a primary school and access to local facilities and amenities.

Great Coates train station is on the trans Pennine Cleethorpes to Manchester route which travels via Doncaster and Sheffield.

## OPPORTUNITY

Prospective purchasers are invited to put forward offers either on an unconditional basis or, alternatively, conditional upon the grant of planning permission for particular use or development.

The properties in the immediate surrounding area include modern 3 and 4 bedroom detached houses together with an element of 2- and 3-bedroom semi-detached premises.

Subject to appropriate design and the granting of planning permission it is considered that the site may be suitable for the development of domestic housing.

## PRICE

Offers are invited for the freehold interest

## BUSINESS RATES / COUNCIL TAX

The property does not currently attract a liability but once developed any new premises will do so.

## 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: N/A

## FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox [kerry@scotts-property.co.uk](mailto:kerry@scotts-property.co.uk) 07749 725316 or Lawrence Brown [lawrence@scotts-property.co.uk](mailto:lawrence@scotts-property.co.uk) 07710 312712.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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