

MARTIN MASLIN

BUILDING PLOTS
LAND OFF FIELDHOUSE ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4UL



A rare opportunity to acquire a large building plot with outline Planning Permission found tucked away along a private lane in this very popular and sought after village of Humberston. This is land for the development of 5 individual plots set in approximately 1.2 acres (5750m²) accessed from a private lane on Fieldhouse Road. There is an opportunity to purchase the plots with full Planning Permission at asking price.

£550,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE DEVELOPMENT

Offered as a development opportunity for local builders to acquire land in a prime location with outline planning for 5 executive detached houses.

PLANNING PERMISSION

The relevant outline Planning Permission is in place. The notice of decision was received in April 2023 under the application number DM/0493/22/OUT. The development itself should begin within three years of this date and two years from the final approved matters.

GENERAL INFORMATION

We are advised the plot is Freehold subject to Solicitors verification. All Mains services are believed to be available but purchasers should make their own enquiries. The development's private road (which will have a street name) will be shared by the five plots and there will be visitor parking and a turning area for deliveries etc. The Local Authority is the North East Lincolnshire Council (Council Tax Band to be determined).

VIEWING

Strictly by appointment through the Agents on Grimsby 311000. A video walkthrough tour can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

The land is perfectly positioned in the centre of Humberston lying just off Fieldhouse Road. There is an excellent variety of schools for all ages all within a short walking distance. There are also parks, restaurants, pubs, takeaways and local amenities. The local beach and seaside town of Cleethorpes are just a short distance away.



PRIVATE LANE



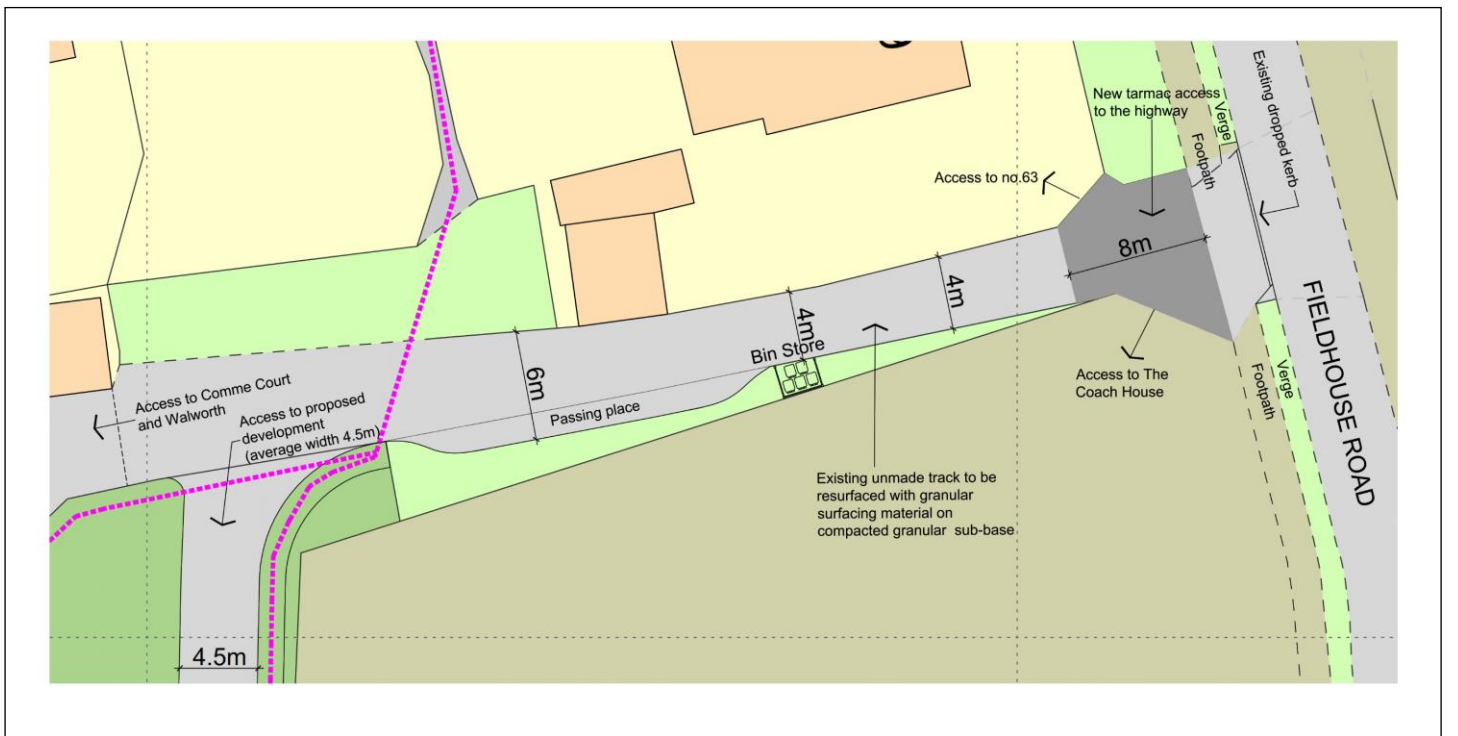
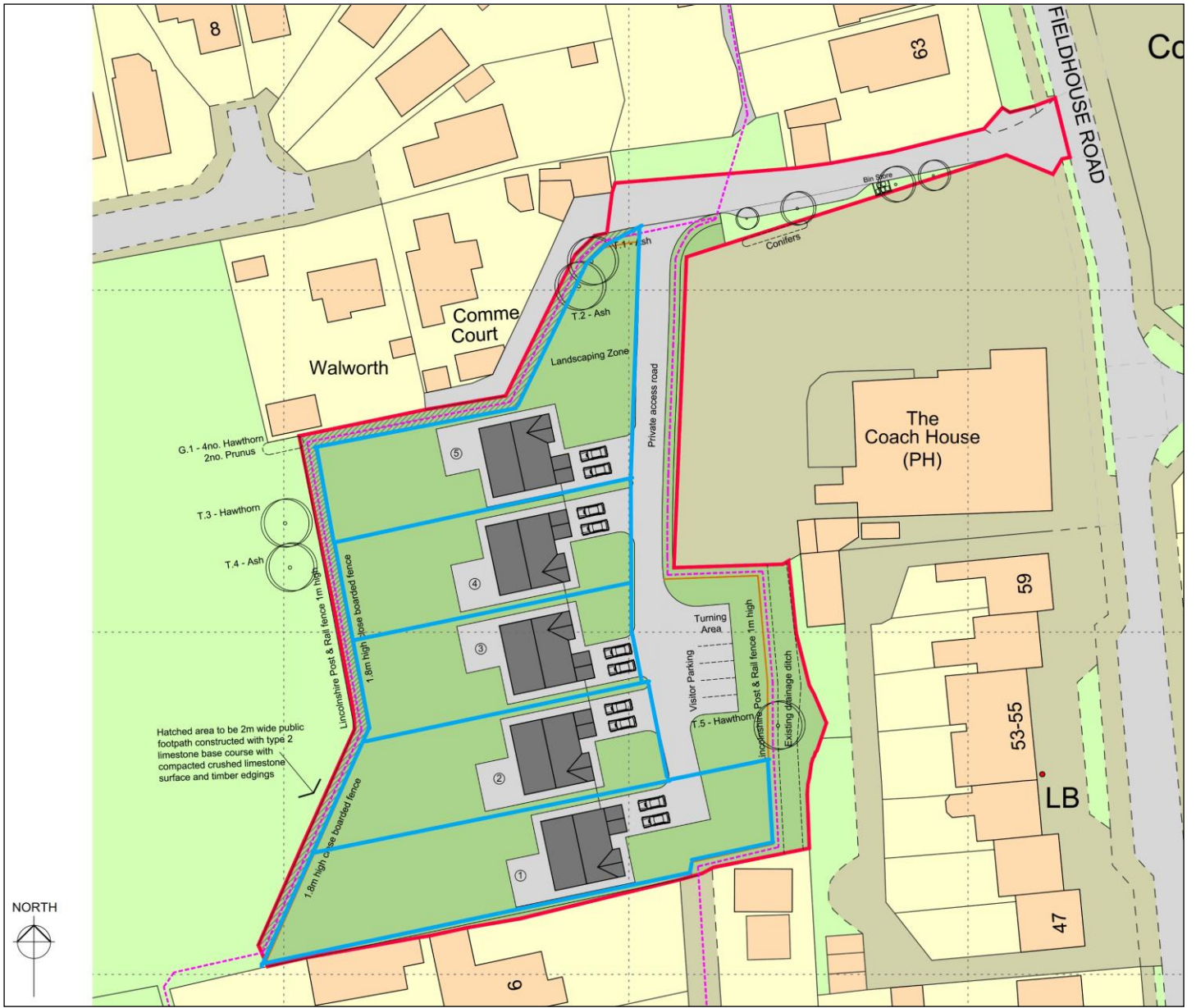
THE PLOT



ENTRANCE FROM PRIVATE LANE



VISITOR PARKING





SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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