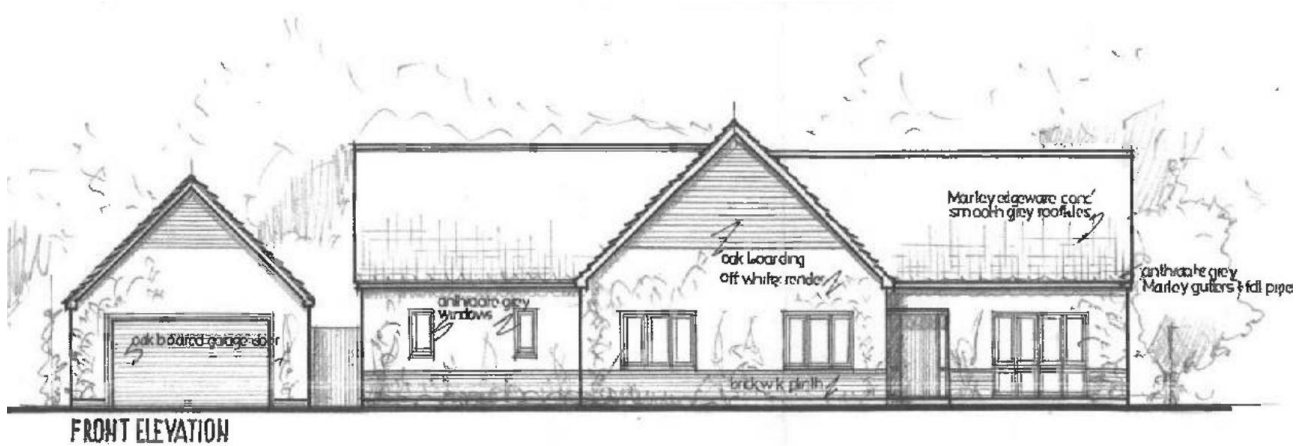


MARTIN MASLIN

BUILDING PLOT
REAR OF 2 AYLESBY LANE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7QP



Tucked away just off Aylesby Lane this is an excellent opportunity to create a stunning detached residence providing extensive, well planned accommodation. Planning Permission has been granted for the project, along with Building Regulation approval and services are already laid to the boundary of the plot. The property will face south west at the rear for maximum enjoyment of the afternoon and evening sunshine and purchasers with a dream to build their own home are strongly advised to consider this unique opportunity.

£165,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE PLOT

The plot is level, is broadly rectangular in shape and measures approximately 27 metres by 24 metres. One other property is already built to the southern side of the plot and access will be shared with this property.

PLANNING PERMISSION

The relevant full planning permission to "erect one dwelling with detached garage and associated works" was granted on 21st June 2024. The development itself should begin within three years of the date of the permission and the decision notice from the local Authority refers specifically to a design and layout plan within the application which must be complied with. The applicant, the approval and the plans can be viewed online on the North East Lincolnshire Planning website using the reference DM/0356/24/FUL.

The plot is offered for sale on the basis of the Planning Permission already approved and the vendor will not consider proposals to purchase which are conditional upon the granting of a specific alternative permission. Please note the approved application was submitted by John Derbyshire Design Ltd, 6a St Marys Lane, Louth LN11 0DT Tel: 01507 607561 and full working drawings for construction can be viewed in our office. Building Regulation approval was obtained on 11th April 2022 (and can be seen using Reference BC/0252/22/FP) and a SAP report and Plot survey are both available.

THE PROPOSED PROPERTY

The approved property is very spacious providing three bedrooms at ground floor level and a first floor suite comprising bedroom, dressing area and bathroom. The accommodation is quite flexible in its layout and use and briefly comprises:-

GROUND FLOOR

Reception hall with staircase to the first floor
Cloakroom/W.C.

Lounge with bifold doors to the garden - 5.80m (19' 0") x 3.90m (12' 10")

Living Kitchen - 'L' shaped and comprising kitchen area, dining space and an area for relaxing - 6.80m (22' 4") x 6.00m (19' 8") max

Utility Room - 2.60m (8' 6") x 2.30m (7' 7")

Master Bedroom with an ensuite Dressing Room and Bathroom - bedroom inc. dressing room 8.00m (26' 3") x 3.20m (10' 6"), ensuite bathroom 2.90m (9' 6") x 2.30m (7' 7")

Bedroom Two with ensuite Shower Room - bedroom 4.10m (13' 5") x 3.75m (12' 4"), ensuite shower room 2.30m (7' 7") x 2.20m (7' 3")

Bedroom Three - 4.10m (13' 5") x 2.90m (9' 6")

FIRST FLOOR

Landing

Bedroom Four/Study with dressing area (equally suitable for alternative uses) - 6.00m (19' 8") x 3.60m (11' 10")

Family Bathroom - 4.10m (13' 5") x 3.60m (11' 10")

OUTSIDE

Double Garage - 5.50m (18' 1") x 5.50m (18' 1")

SERVICES

Mains gas, water, electricity and drainage are believed to be available and certain services are already positioned to allow connection. Connection costs will be the responsibility of the purchaser. Broadband speed and availability for the area can be accessed via Ofcom's checker website.

TENURE

The vendors advise the tenure is Freehold - subject to Solicitors verification. Access to the property will be via a Right of Way granted along the driveway to the eastern side of the plot which will be completed by the neighbouring property once construction of Plot 2 is complete. The purchasers of the plot will be responsible for a share of the maintenance costs of the driveway.

LOCAL AUTHORITY

North East Lincolnshire Council.

VIEWING

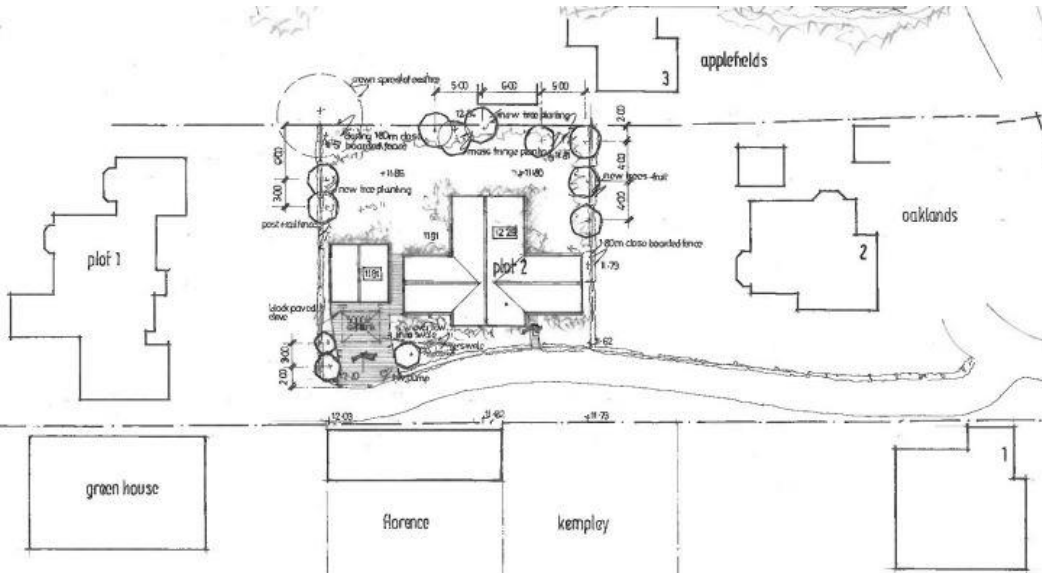
By appointment through the Agents on Grimsby 311000. A video viewing of the plot can be seen on the Martin Maslin website and Rightmove.

LOCATION AND AMENITIES

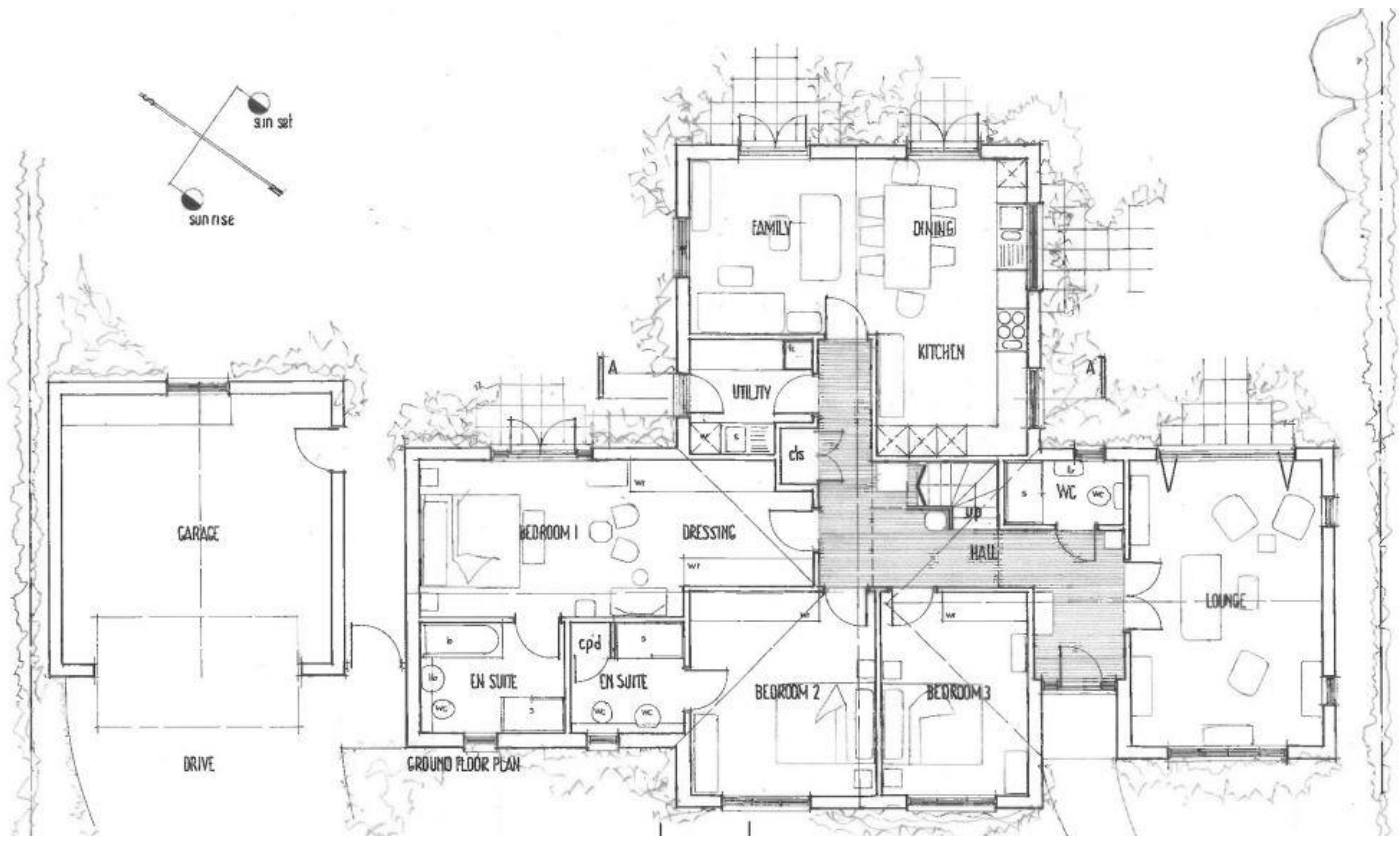
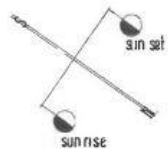
Aylesby Lane is located to the southern side of the main village of Healing within walking distance of the popular school. Access to the country's motorway network via the A180 interchange is nearby and central Grimsby is only 15 minutes drive away.

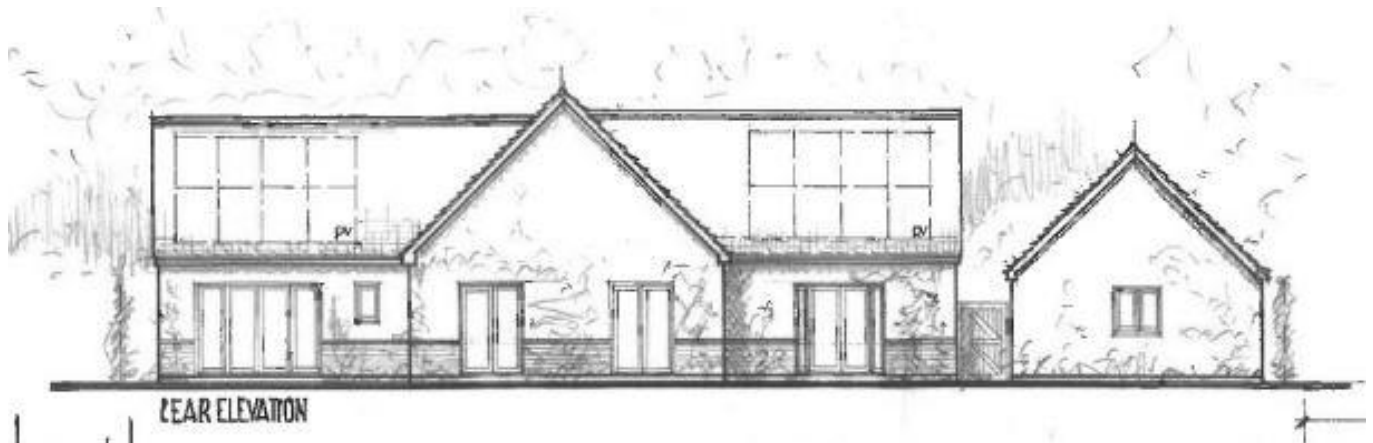
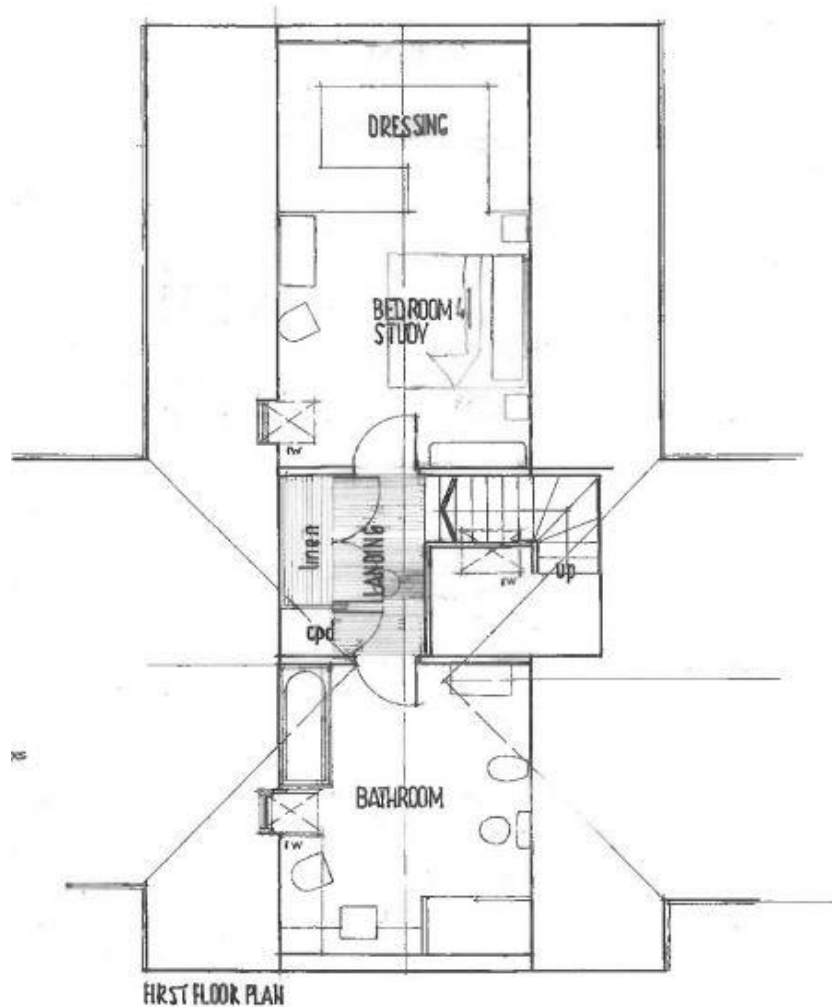


SITE PLAN
SCALE 1:250



scale 1:50 + 1:250
date APRIL 024
drg no C11-10
SWITCH LAYOUT
PROPOSED DWELLING - HEALING
for :-
MR S NORBURN
Prepared by ec :-
JDDP LTD
6A ST MARYS LANE
LUDLOW
SHROPSHIRE
SY10 6JG





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.



21224



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