

MARTIN MASLIN

BUILDING LAND REAR OF 10 GREAT COTES ROAD
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7QS



An exciting opportunity for a developer/builder to acquire a delightful building plot with outline planning permission for four dwellings and garaging. The land extends to approximately 0.84 of an acre and currently forms part of the rear garden to 10 Great Cotes Road, Healing. The land includes four proposed plots ranging between 32m x18m to 48m x 22m. In the Agents opinion, these impressive plots offer a scope to create a small wonderful residential development found in this popular village on the southern boundary. Further information can be found under the North East Lincolnshire planning portal application No. DM/0201/25/OUT.
Offers invited around

£450,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

PLOT

The plot is located on the southern village boundary, behind 10 Great Cotes Road. The whole plot extends to approximately 0.84 of an acre and currently has outline planning permission for four plots.

PLOT ONE

32.00m (105' 0") x 18.00m (59' 1") approximately

PLOT TWO

32.00m (105' 0") x 18.00m (59' 1") approximately

PLOT THREE

22.00m (72' 2") x 18.00m (59' 1") approximately

PLOT FOUR

48.00m (157' 6") x 22.00m (72' 2") plus 25m x 10m approximately

(Plot 4 is on a separate title deed forming part of the whole site)

VEHICULAR ACCESS

Accessed via a 50m x 5m shared driveway to the eastern side, and the plot is offered for sale without builders ties. This is the responsibility of the new buyer.

OUTLINE PLANNING PERMISSION

Outline planning permission has been granted for the erection of four detached dormer bungalows with double garages. See attached plans and documents.

PLANNING PERMISSION

The plot is offered for sale on the basis of planning permission already granted under the application No. DM/0201/25/OUT. There is an outline application to demolish an existing attached Garage and erect a residential development of four dwellings with access to be considered. The following decision was made upon the application received on 18th March 2025.

SERVICES

Mains gas, water, electricity and drainage are believed to be available on the road. All costs in respect to the provision of and connection to the services will be born by the purchasers of the plot.

TENURE

The vendors have advised that the tenure is Freehold.

LOCAL AUTHORITY

North East Lincolnshire Council.

VIEWINGS

Strictly via the Agents on Grimsby 311000.

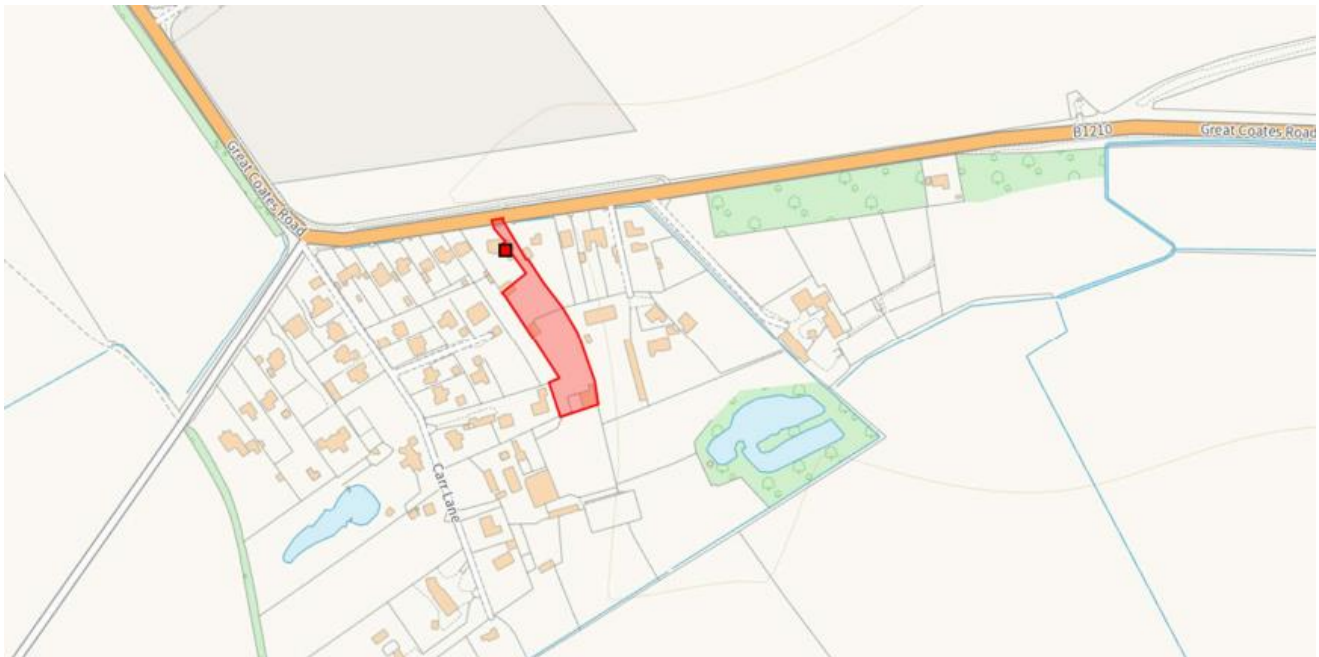
AGENTS NOTE

Further information can be obtained through the Agents. The architects are Ross Davey, contact details Mr Matt Deakins, Ross Davey Associates, Pelham House, 1 Grosvenor Street, Grimsby, North East Lincolnshire, DN32 0QH.



PROPOSED ACCESS







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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