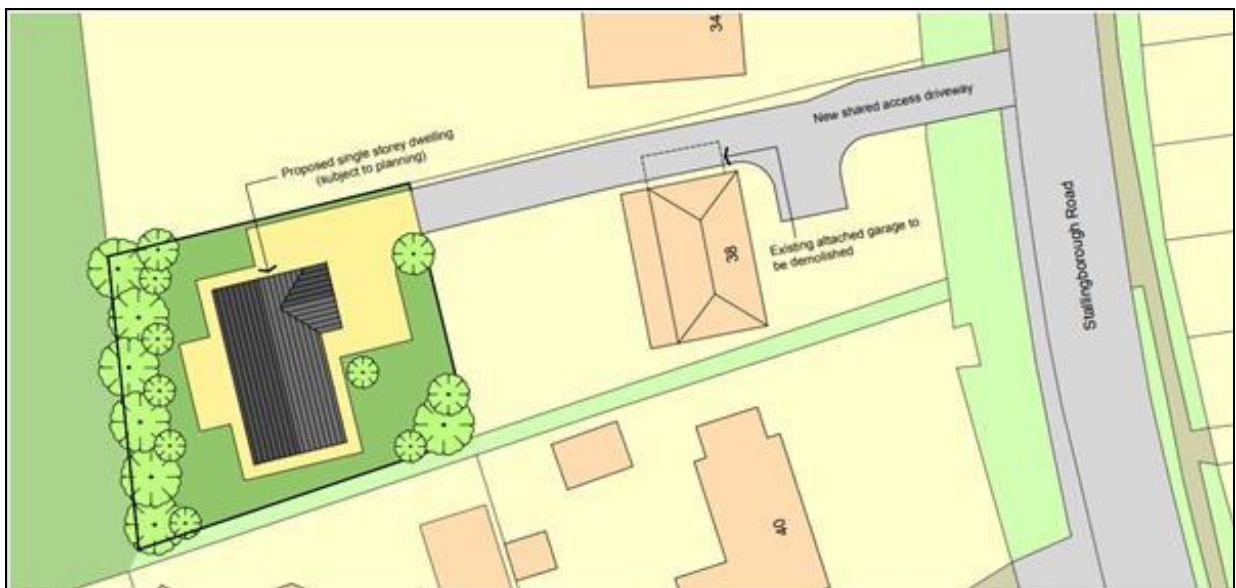


MARTIN MASLIN

BUILDING PLOT REAR OF 38 STALLINGBOROUGH ROAD
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 1NT



An exciting opportunity has arisen to acquire this large single building plot, extending to 0.18 of an acre found in this sought after part of Immingham. The plot has the benefit of outline planning permission for the construction of a single story dwelling designed by CDC architecture. It is situated to the rear of 38 Stallingborough Road Immingham backing onto Countryside on the Western boundary of this popular area of the town. The purchaser will have the opportunity to amend the plans or seek alternative permission if required. The excellent plot measuring 100'0" x 80'0" approximately will be accessed via a shared private driveway. The application was received on the 4th March 2024 with amended plans on the 10th December 2024. Further details can be obtained under the North East Lincolnshire Planning Portal application number DM/0228/24/OUT. Guide price £95000. Viewing strictly by prior appointment with the vendors sole agent.

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE PLOT

30.48m (100' 0") x 24.38m (80' 0")

The plot is currently laid to the lawn in a rectangular shape. The boundaries are well established with mature trees and shrubs, and a new fence will be built on the Eastern boundary between the property and the plot. The driveway will be created by demolishing the existing garage to provide a turning point.

PROPOSED PROPERTY

The property will be based on a three Bedroom detached Bungalow with a gross internal area of 130sq m (1400sq ft) occupying a good sized plot on the edge of the town boundary with open fields behind.

ENTRANCE HALL

20.00 - sq m

LIVING ROOM

20.00 - sq m

DINING

15.00 - sq m

KITCHEN

18.00 - sq m

UTILITY ROOM

6.00 - sq m

STORAGE ROOM

3.00 - sq m

PRINCIPLE BEDROOM ONE

12.00 - sq m

ENSUITE

4.00 - sq m

BEDROOM TWO

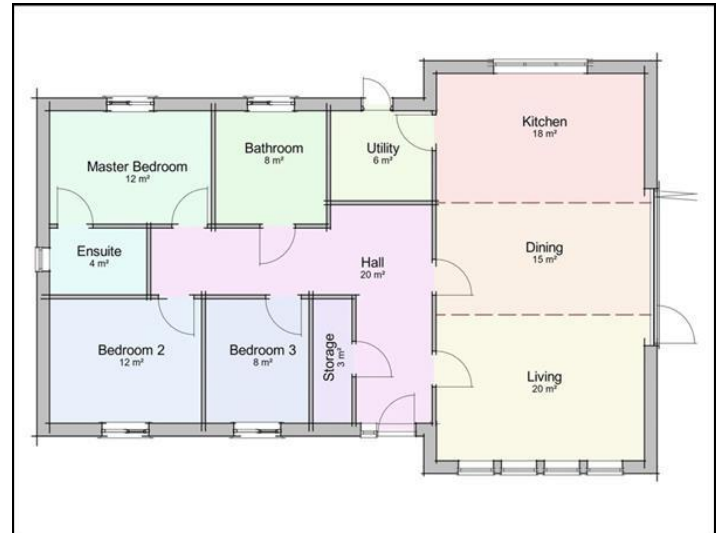
12.00 - sq m

BEDROOM THREE

8.00 - sq m

FAMILY BATHROOM

8.00 - sq m



THE PLOT

OUTLINE PLANNING PERMISSION

Relevant planning permission for the erection of 1 Dwelling with all matters reserved (amended plans on the 10/12/2024).

PLANNING PERMISSION

The site is at the rear of 38 Stallingborough Road Immingham Grimsby North East Lincolnshire DN40 1NT. A decision was made upon the application received on the 4th March 2024 under the North East Lincolnshire application number DM/0228/24/OUT. The plot is offered for sale under the basis of the planning permission already approved. Purchaser will have the option to amend a plan or seek alternative permission if required.

SERVICES

Mains, gas, water, electricity and drainage are believed to be available and services are the responsibility of the new purchasers. Connection costs will be the responsibility of the purchaser, broadband speeds and availability of the area can be accessed via the <https://www.ofcom.org.uk>

TENURE

The vendors advise the tenure is freehold subject to the solicitors verification.

ACCESS

Access to the property will be shared with No 38 Stallingborough Road, Immingham.

LOCAL AUTHORITY

The local authority is the North East Lincolnshire Council.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and on Martin Maslin website.

LOCATION AMENITIES

The building plot is located on the fringe of the Town with shared access from No 38 Stallingborough Road, Immingham. Plot is ideally located within walking distance of local shops and amenities, access to the Countries motorway network via the A180 interchange is near by, and the centre of Grimsby is only a 15 minute drive away.

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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