

MARTIN MASLIN

DEVELOPMENT OPPORTUNITY
BUILDING LAND
ADJACENT TO 12 STALLINGBOROUGH ROAD
HEALING
NORTH EAST LINCOLNSHIRE
DN41 7QN



THE PROPOSED PROPERTIES

An excellent opportunity for a Developer/Builder to acquire a delightfully located site formerly with Outline Planning Permission for four detached properties. The land extends to around 0.58 hectares (1.4 acres) and currently forms the side and rear parkland gardens of No 12 Stallingborough Road, Healing and the four plots originally approved range in size between 0.18 and 0.37 of an acre. In the Agents opinion these impressive plots offer scope to create residences of the highest calibre within a very established setting allowing the homes to achieve instant maturity. Some areas of woodland and trees on the site are to be retained, again giving privacy and screening for the new properties. PLEASE NOTE THE OUTLINE PLANNING PERMISSION HAS NOW EXPIRED AND RE-APPLICATION WILL BE REQUIRED.

Offers in the region of
£495,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

LOCATION

The site is situated approximately 300 metres to the west of The Healing School on the northern side of Stallingborough Road. It lies almost opposite the highly regarded Healing Manor Hotel and currently forms part of the side and rear garden of No 12 Stallingborough Road, Healing a fine detached residence of immense aesthetic appeal.

THE SITE AND PLANNING PERMISSION

Outline Planning Permission was granted on May 26th 2016 for the erection of four dwellings (with means of access to be considered) on the land which extends to around 0.58 hectares/1.43 acres. PLEASE NOTE THIS PLANNING PERMISSION HAS NOW EXPIRED. As part of the planning process an indicative layout was submitted to the Local Authority showing four two storey detached properties thoughtfully sited within the scheme to capitalise on the wonderful setting. The successful purchaser will need to seek renewal of the Planning Approval - please note the original approval document can be viewed online on the North East Lincolnshire Council Planning website using reference DC/904/12/WOL.

THE PROPOSED PROPERTIES

The proposed properties are shown as two storey detached residences each with the benefit of a double garage. Whilst the illustrative proposals have not been referred to by the Planning Authority as a condition of the approval it is expected that the completed scheme should bear general resemblance to the plans as submitted.

CONSTRUCTION PROCEDURES/SERVICES

The land is offered without builder ties and it will be the responsibility of the purchaser to comply with the Conditions attached to any planning approval, to provide and/or connect to the necessary services and apply for and secure all further permissions required. Any potential purchaser wishing to make their purchase conditional upon the granting of renewal of the previous Outline Planning Permission or detailed planning permission should make this clear at an early stage.

LOCAL AUTHORITY

North East Lincolnshire Council
Development Management Services
Origin 1, Origin Way
Europarc, Grimsby
North East Lincolnshire
DN37 9TZ
Tel: 01472 324213

DESIGN AND PLANNING CONSULTANTS

KD Design
Alexandra Dock Business Centre
Fishermans Wharf
Alexandra Dock
Grimsby
North East Lincolnshire
DN31 1UL

The illustrative design and layout have been produced by KD Design and we understand they would be delighted to be retained for further consultative work in respect of the property if required.

TENURE

Freehold - subject to Solicitors verification.

SERVICES

Mains gas, water, electricity and drainage are believed to be available in the general area.

VIEWING

By appointment through the Agents on Grimsby 311000.



LOCATION



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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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