



Plot 2 Humber View Barton Street Ashby Cum Fenby, Lincolnshire DN37 0RU

A fantastic opportunity to purchase one of these TWO INDIVIDUAL BUILDING PLOTS, each plot is being sold with Outline Planning Permission for a detached dwelling. Plot 2 will be serviced with water and electricity and has overall measurements of 21.62 metres x 59.5 metres and has tremendous views towards the Humber Estuary. Situated directly off the Barton Street which is well positioned for easy access into Waltham, Humberside Airport, the Wold Villages and the historic town of Louth. The existing building will be demolished by the present owners and is ideal opportunity for a self build project.

- SERVICED BUILDING PLOT
- OUTLINE PLANNING PERMISSION GRANTED
- SELF BUILD OPPORTUNITY
- OPEN VIEWS TO THE REAR



£225,000

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ADDITIONAL PHOTO OF THE PLOT

This photo shows the plot with the original property still in situ, this will be demolished by the present owners before completion.



SITE PLAN



NOTICE OF DECISION

Reference Number DM/0992/23/OUT - Copy could be emailed to any prospective purchasers or by visiting North East Lincs web site following this link
<http://planninganddevelopment.nelincs.gov.uk/online-applications/applicationDetails.do?keyVal=S29OF0LJKQK00&activeTab=summary>

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

SERVICES

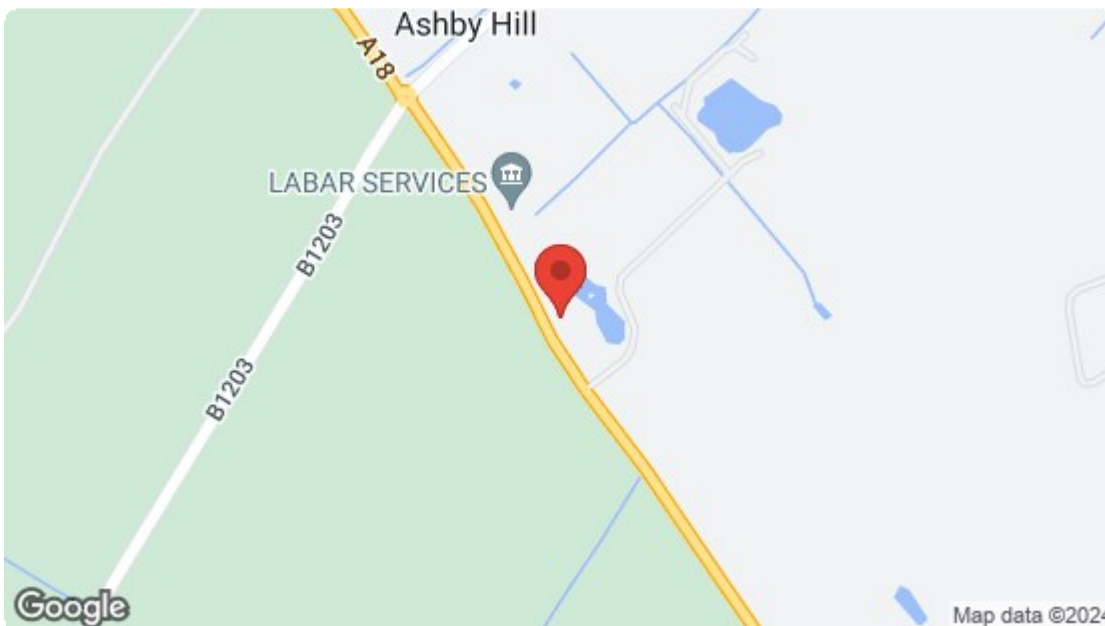
The plot will have electricity and water connected but the new owners will have to install a Bio Disc Treatment Plant for the sewage. There is no mains gas in village.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.