



**paul fox**  
the family estate agents

Price Guide  
**£160,000**

UNAPPROVED DRAFT BROCHURE

EPC Rating: N/A

## **Residential Building Plot**

### **Plot 2, Former Sturton Nurseries, Main Street**

### **Sturton, Scawby**

**Nr. Brigg, North Lincolnshire, DN20 9DL**



**\* SUPERB RESIDENTIAL BUILDING PLOT \* FULL PLANNING PERMISSION \*  
\* PREMIER NORTH LINCOLNSHIRE VILLAGE \***

**A rare opportunity for self-build project in this highly desirable location forming part of a small select private cul-de-sac position in a pleasant village. Full planning permission for a 4 bed executive detached house of 192 Sq.m (2063 Sq.ft).**

**Width 13.2metres (43 feet) approx. Depth 48.6metres (159 feet) approx.**

**Plans available at Agent's Office.**

**2 miles west of Brigg. Convenient for M180. Easy reach of Scunthorpe, Gainsborough and Lincoln.**

**Early viewing essential – NOT TO BE MISSED!**



**28 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PT**

**T: 01724 282868 E: scunthorpe@paul-fox.com**

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# Residential Building Plot

## Plot 2, Former Sturton Nurseries

### Main Street, Sturton, Scawby

#### Nr. Brigg, North Lincolnshire, DN20 9DL



#### PLANNING

The plot has the benefit of Full Planning Permission for the erection of an executive 4 bed detached dwelling.

A full copy of the Full Planning Permission is available at the Agent's office, or can be obtained via the North Lincolnshire Council website [www.northlincs.gov.uk](http://www.northlincs.gov.uk) (Application No. PA/2019/1393).

*All prospective purchasers must satisfy themselves in relation to the conditions relating to the Planning Permission prior to their commitment to purchase.*

#### LOCAL AUTHORITY

North Lincolnshire Council  
Church Square House  
30-40 High Street  
Scunthorpe  
DN15 6NL

#### SERVICES

Mains gas, electricity, water and drainage will be available to the plot. Costs of connection where applicable will be the responsibility of the purchaser.

#### VACANT POSSESSION

At a date to be arranged.

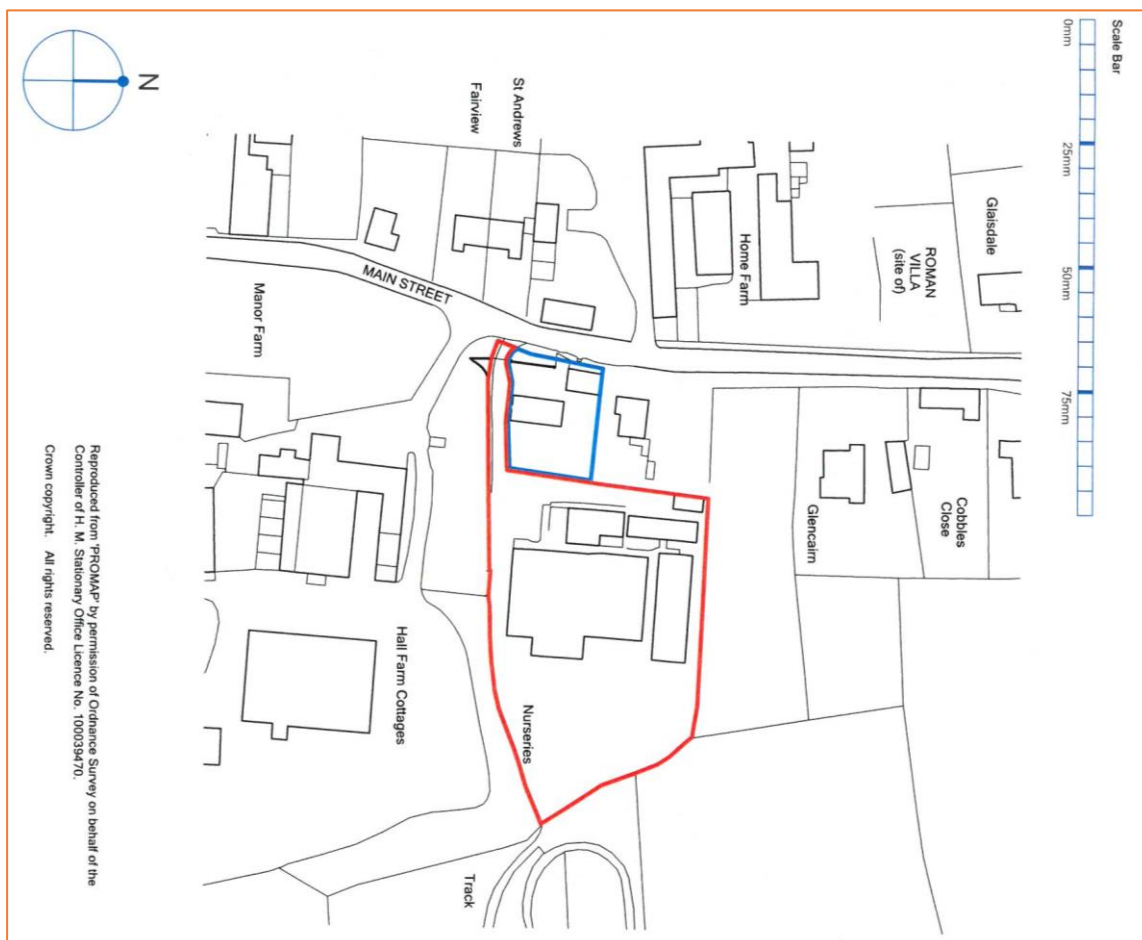
#### VIEWING

Via Paul Fox.

#### PRICE

£160,000

#### LOCATION PLAN



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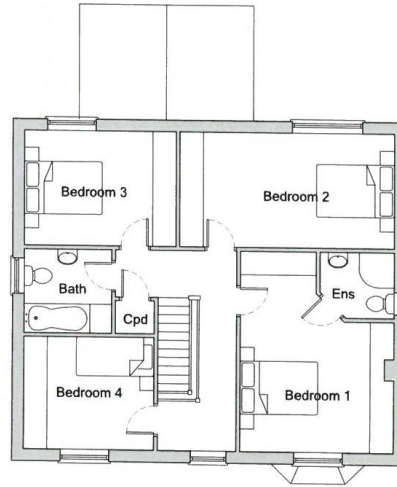
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Ground Floor Plan



First Floor Plan



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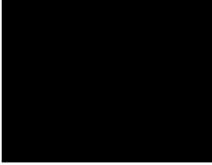
TOWN AND COUNTRY PLANNING ACT 1990

**APPROVAL OF RESERVED MATTERS**

Reserved for subsequent approval in an Outline Planning Permission

**APPLICATION NO: PA/2019/1393**

**Address/Agent:**



dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

**Reason**

To define the terms of the permission, to ensure a suitable scheme of landscaping is implemented on the site and in the interests of the visual amenity of the area in accordance with policies DS1 and LC12 of the North Lincolnshire Local Plan and CS5 of the adapted Core Strategy.

**Dated:** 18/10/2019

**Signed:**



**Andrew Law**

**Acting Group Manager – Development Management and Building Control**

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

**WARNING**

THIS DOCUMENT DOES NOT CONSTITUTE ANY  
APPROVAL UNDER THE BUILDING REGULATIONS

**Applicant:**



North Lincolnshire Council hereby give notice that the application received on 23/08/2019 for approval of matters reserved for subsequent approval by outline planning permission dated 21/03/2018 (ref PA/2018/569) namely the layout, scale and appearance, means of access to, and landscaping for

**approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline application to erect 5 dwellings at Sturton Nurseries, Main Street, Sturton, DN20 9DL**

has been considered and that approval for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.  
The development must be begun before the expiration of three years from the date of this permission.

**Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: RD:4217 - 01, RD:4217 - 02 C, RD:4217 - 03 A, RD:4217 - 04 A, RD:4217 - 05 A, RD:4217 - 06 A, RD:4217 - 07 A, RD:4217 - 08 A, RD:4217 - 09 A and RD:4217 - 10.

**Reason**

For the avoidance of doubt and in the interests of proper planning.

3.  
The scheme of landscaping and tree planting shown on drawing RD.4217-02 C shall be carried out in its entirety within a period of twelve months beginning with the date of which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed,

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



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