



paul fox
the family estate agents

Price Guide

£125,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: N/A

Residential Building Plot

Melton Road, Wrawby, Brigg, North Lincolnshire, DN20 8SL

Residential Building Plot



- ✓ A FANTASTIC SELF-BUILD OPPORTUNITY
- ✓ HIGHLY DESIRABLE VILLAGE SETTING
- ✓ PA/2020/982
- ✓ FULL PLANNING PERMISSION FOR A DETACHED FAMILY HOME
- ✓ 40FT MIN WIDTH X 89.4FT (APPROX.)
- ✓ NOT TO BE MISSED



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



Residential Building Plot

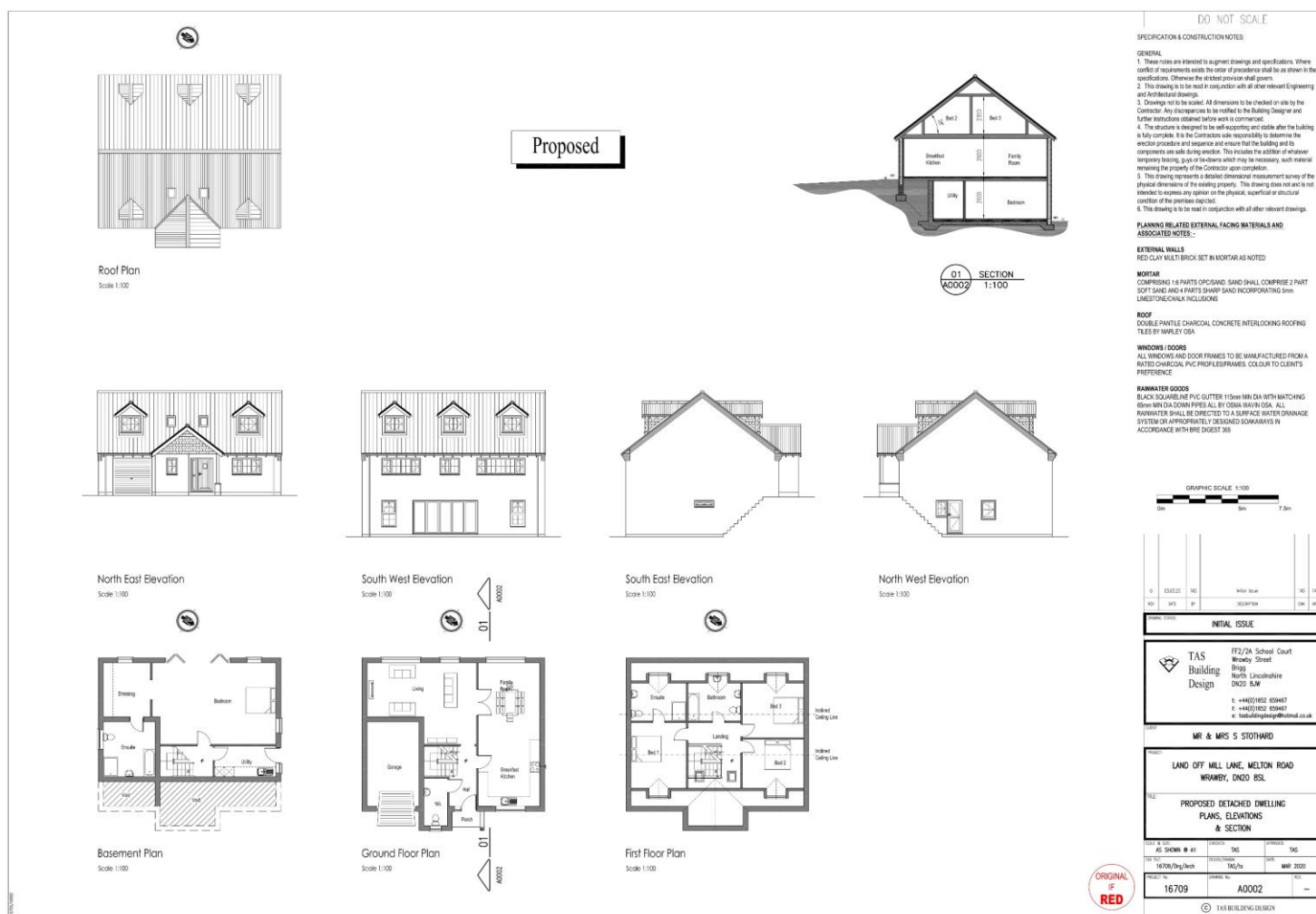
Melton Road, Wrawby, Brigg, North Lincolnshire, DN20 8SL

Residential Building Plot



paul fox
the family estate agents

A rare and unique opportunity to purchase a substantial building plot, quietly positioned and within a well established residential area. Coming with the added benefit of full planning permission to build an individual detached family home of much charm and appeal with accommodation over 3 floors. The plot currently provides a 2 storey brick built detached garage/workshop with a frontage of approx. 40ft extending to 55.4ft at the rear and a depth of approx. 89.4ft. ** PA/2020/982 **



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com



Melton Road, Wrawby, Brigg, North Lincolnshire, DN20 8SL

Residential Building Plot



paul fox
the family estate agents



www.paul-fox.com

THE
GUILD
PROPERTY
PROFESSIONALS

Residential Building Plot

Melton Road, Wrawby, Brigg, North Lincolnshire, DN20 8SL
Residential Building Plot



paul fox
the family estate agents

**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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 reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

T: 01652 651777 E: brigg@paul-fox.com

www.paul-fox.com

