



Development Site, Main Street, BONBY, DN20

OIRO £290,000



- BUILDING PLOT
- Village Location
- Planning Application No. PA/2021/2201
- Planning for 6 Semi Detached Properties
- Approx 0.3 Acre Plot

A highly desirable plot of land situated in the popular Wold village of Bonby

The site has the benefit of planning consent to demolish the former Haymaker pub and erect 6 semi detached two storey family homes

Consent granted on appeal (APP/Y2003/W/22/3305713) dated 23rd June 2023

North Lincolnshire Council Planning application No. PA/2021/2201



GENERAL REMARKS

A regular shaped site situated in the heart of the village of Bonby.

LOCATION

Bonby is a popular Wold village which has limited facilities including a post office, village hall, church and vegan cafe. The nearest primary school is Worably which is approximately 1 mile away, and a full range of shops, schools, restaurants and supermarkets are available in the markets towns of Brigg which is approximately 6 miles away, and Barton upon Humber approximately 5 miles away.

SERVICES (not tested)

Mains services of electricity, drainage and water are available in the village. Prospective purchasers should make their own enquiries regarding capacity for connections to the services

PLANNING INFORMATION

Planning consent was granted on 23rd June 2023 under Appeal APP/2003/W/22/3305713 for the demolition of the former Haymaker public house, and erection of 6 semi detached houses. Full planning information is available on the North Lincolnshire Council planning website under planning application number PA/2019/1984

PLANNING AUTHORITY

North Lincolnshire Council

Church Square House

30-40 High Street

Scunthorpe

North Lincolnshire

DN15 6NL

TENURE

Freehold sale by private treaty.

VIEWING

Viewing is available on site by prior arrangement.

PRICE

Offers in the region of £290,000

CAVEATS

(I) These details have been prepared in good faith but do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact;

(II) The purchasers must rely upon their own enquiries by inspection or otherwise relating to all

matters including planning and other consents;

(III) Neither Bell Watson, nor their employers have any authority to make or give representations or warranties in relation to this land and the information is given without responsibility on the part of Bell Watson or their clients;

(IV) Area are given as a guide only and are not reported to be precise.

(V) The Vendors reserve the right to accept any offer they find acceptable, whether or not it is the highest offer, and are not bound to accept any offer.

PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee 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: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check appliances/services before legal commitment.

