



Residential Building Plot

Belton Park, Belton, DN9 1LN

- Prestigious “gated community” exclusive and most private setting •
- Full Planning Permission for highly superior detached family sized house •
 - Rich in architectural merit •
 - Double Garage •
- Approx 27.5m min width x 30m depth •
 - Mains services available •

LOCATION

The subject plot is the final approved dwelling in this exclusive Private Road, gated Community (Belton Park) off Belton High Street (to rear of 107-121 High Street) currently serving 113 High Street, Chestnut House, Dove House and Josamyelle.

Belton is a popular Isle of Axholme residential village (population 2300 – 2021 census) with good amenities located on the A161 highway 1 mile south of M180 j2, 2 miles Crowle Station, 1 mile south from the fashionable and historic small country town of Epworth.

PREVIOUS USE

The plot was previously used as an equestrian menage and paddock land attached to a private house. The use was altered when Dove House was built as the family residence.

PLANNING

Full Planning Permission (PA/2022/872) “to erect a detached two story dwelling with associated external landscaping and driveway” dated 14/11/2022.

The Planning Approval notes planning conditions of which condition numbers 3,4 and 5 have been discharged as formerly advised (copies available).

SERVICES

All mains services available.

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk

LOCAL PLANNING AUTHORITY

North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL
Telephone 01724 297000
Email planning@northlincs.gov.uk

TENURE

Freehold

VIEWING

At most reasonable times through Grice & Hunter 01427 873684



7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.