

Superior 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 •
 - Approved House very rich in architectural merit •
- 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.

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



1 View from Proposed Shared Driveway



4 View from Rear Garden



2 View from rear of Dove House



5 View from Driveway



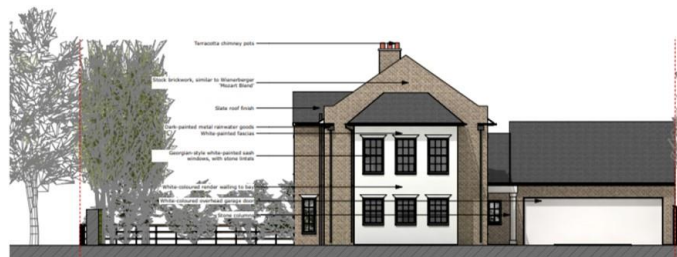
3 Aerial View from rear



6 Aerial View from front



North Elevation (rear of garage)



South Elevation (from road)



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