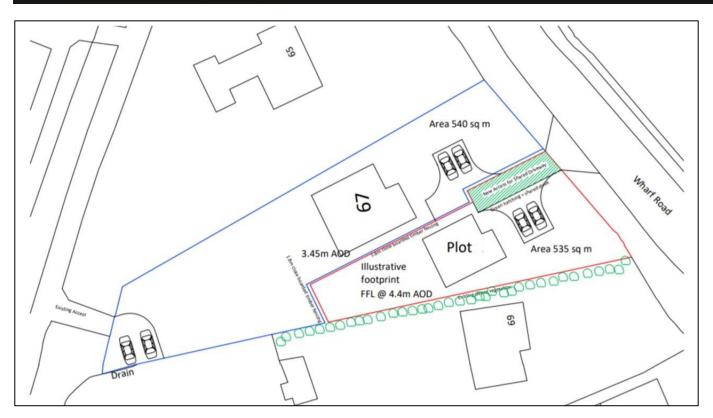


Chartered Surveyors Estate Agents & Valuers Est 1924



Individual Residential Building Plot Wharf Road, Crowle DN17 4HZ

- Outline Planning Permissions to erect a dwelling
 - All mains services available •
- Prime Wharf Road mature location (southerly aspect to rear) •
- Frontage width about 22m (16m at building line) x 40m approx. depth
 - Fully fenced to north, south and west boundaries
 - Hedge to east boundary •



£110,000

LOCATION

Nicely situated in the fringe of this popular small country town enjoying southerly aspect to the rear. Convenient for excellent local amenities, local railway station, motorway (M180) access and country walks.

PLANNING

PA/2022/1410 dated January 2023 for the erection of a dwelling with appearance, landscaping, layout and scale reserved for subsequent approval.

NOTE

The seller reserves the right to approve the proposed design.

SERVICES Mains services available. Waste water/sewage pipe with manhole near south/west boundary. Interested parties should satisfy themselves with relevant utility providers as to the availability and suitability of proposed and any existing services.

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

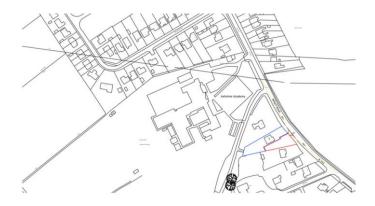
23 High Street, Epworth, Near Doncaster DN9 1EP Tel: (01427) 873684 Fax: (01427) 873011 epworth@gricehunter.co.uk

VIEWING

At most reasonable times strictly through Grice & Hunter 01427 873684

PLANS

For illustration purposes only. Not to scale.







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- 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

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