



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 •

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

VIEWING

At most reasonable times strictly through
Grice & Hunter 01427 873684

PLANS

For illustration purposes only. Not to scale.



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