



Individual Residential Building Plot adjacent to Ealand Methodist Church, New Trent Street, Ealand, DN17 4JJ

- Outline Planning Permission to erect a detached dwelling •
- Site frontage about 12.3m (40ft) • Site depth about 51.6m (169ft)
- Average width at rear about 11.45m (37ft) •

LOCATION

Situated in the increasingly popular village of Ealand which is located just off the A18 near to the well served small town of Crowle. The village has the particular advantage of being only about 2 miles from junction 2 of the M180 and also includes a railway station (on the Doncaster-Scunthorpe line).

PLANNING

Outline planning permission (App no. PA/2024/773) granted in December 2024 to 'erect a custom/self-build detached dwelling' subject to conditions. In particular condition 14 states that:

"Prior to first occupation of the dwelling hereby permitted, a signed statement or declaration shall be submitted by the initial owner-occupier of the dwelling demonstrating that they have had primary input into its final design and layout. The dwelling shall then be first occupied by the person/persons who have submitted the signed statement or declaration for a period of not less than 3 years from the date the dwelling is first occupied in accordance with this condition".

A copy of the planning consent is available from the Agent's office at 23 High Street, Epworth.

SERVICES

Mains services available. Interested parties should satisfy themselves as to the availability of all services.

LOCAL PLANNING AUTHORITY

North Lincolnshire Council

Telephone 01724 297000

Email planning@northlincs.gov.uk

TENURE

Freehold

VIEWING

The plot can be viewed during reasonable daylight hours with a copy of these particulars.

PLANS

For illustration purposes only. Not to scale.

The dimensions of the plot have been taken using tape measure and are approximate. Interested parties should satisfy themselves in regard to dimensions and areas prior to any legal commitment to purchase. Plans within these particulars should not be used for Land Registry purposes.

Plans kindly reproduced with the consent of Airedale Architects.

NOTE

The adjoining Methodist Church, which has planning consent for residential conversion, is available by separate negotiation at £175,000



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Consumer Protection Regulations

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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.

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