

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



## **Residential Development Site**

**Sand Pit Lane (off Whitton Road), Alkborough,  
Scunthorpe, DN15 9JG**

- **Final release of PLOTS 1 to 4** (following development of Plots 5 & 6) •
  - 54m frontage to Sand Pit Lane and 68m max depth •
    - Countryside Views •
    - Prime Conservation Village setting •
    - Main Services available •
    - Extant consent •



**Offers over £300,000**

## LOCATION

Alkborough is in the Parish of Alkborough and Walcott with a population of approaching 500. The site lies on the northern limit of this Conservation village with quiet frontage to Sand Pit Lane and having open countryside outlook and panoramic view towards Trent Falls and Alkborough Flats (wildlife sanctuary).

Alkborough has been described as “a treasure trove for heritage hunters” featuring the 11<sup>th</sup> Century Norman Church, Julian’s Bower (one of the last original turf mazes in the country) and other Roman and medieval connections.

Alkborough lies 8 miles north from Scunthorpe only 3 miles beyond Burton upon Stather (and Normanby Hall visitor attraction) and 4 miles from Winterton and the A1077 leading to Barton on Humber (12 miles) and the Humber Bridge.

## PLANNING

PA/2010/0472. The development has been commenced and the planning permission is therefore deemed extant.

## LOCAL AUTHORITY

North Lincolnshire Council  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL  
Tel: 01724 297000

## PLANS (for illustration only not to scale)

Accommodation and elevation drawings are attached of the 4 bed detached houses each with double garage.

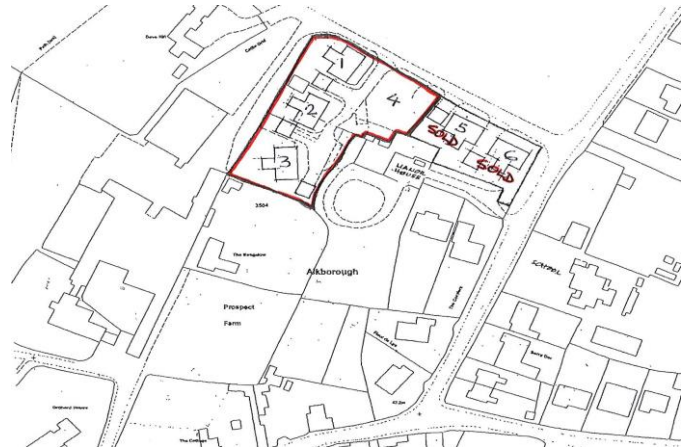
## SERVICES

Mains services available.

## TENURE

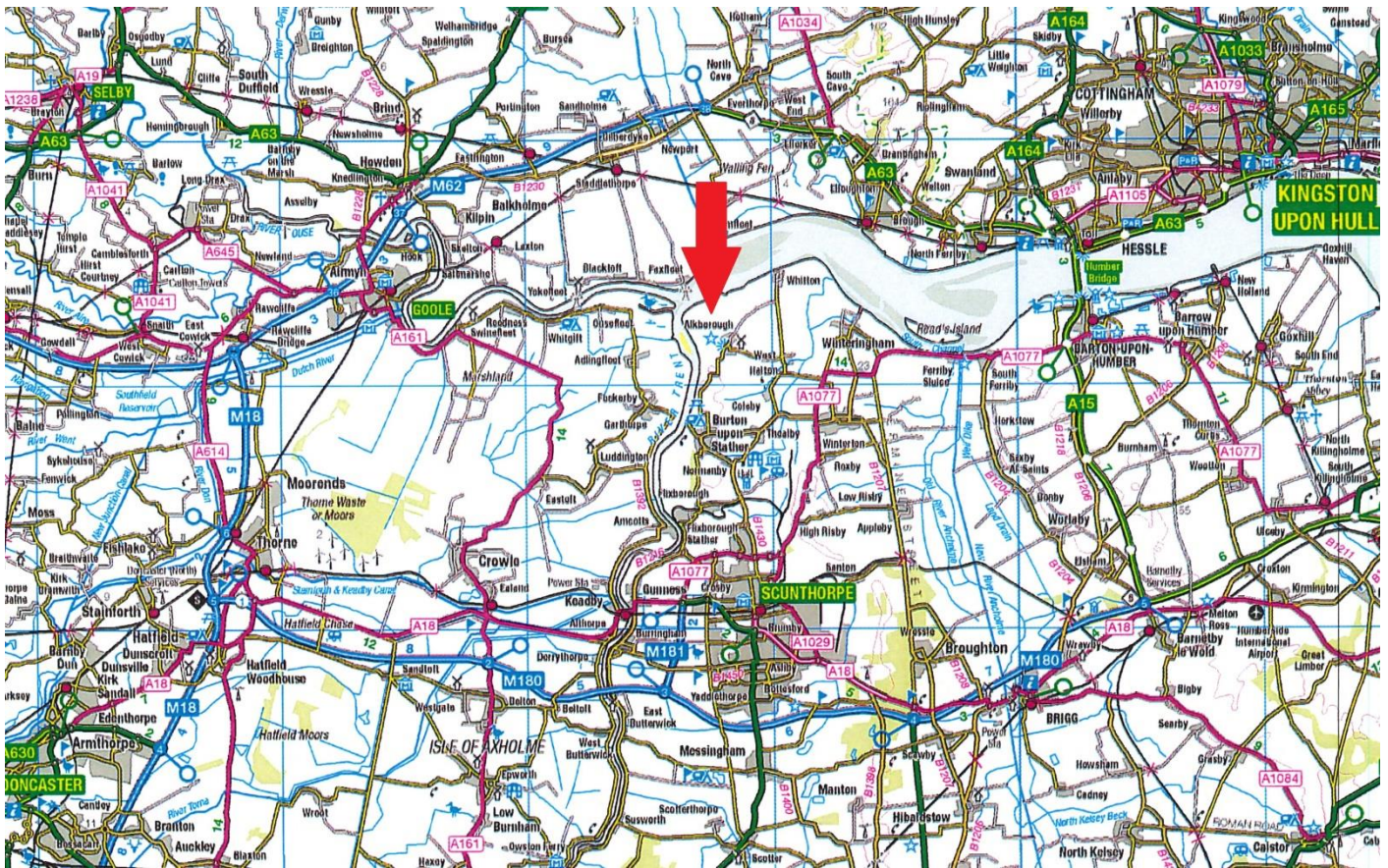
Freehold.

## NORTH ASPECT



**Inset 1 - Alkborough**





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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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