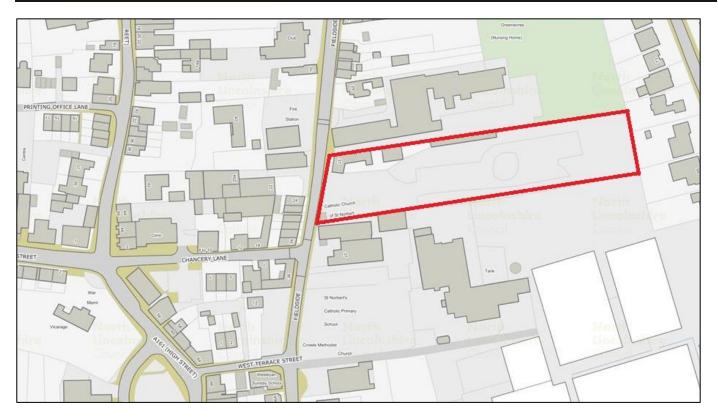


Chartered Surveyors Estate Agents & Valuers Est 1924



DEVELOPMENT SITE

31/33 Fieldside, Crowle, North Lincs, DN17 4HL

- 1.36 Acre approx. former garden centre and residential site
 - Allocated North Lincs housing site•
 - Suiting independent residential in-depth development
 - Existing road access on Fieldside frontage
 - All mains services available •
 - Freehold with vacant possession •



£700,000 Offers Over

CROWLE is a small country town particularly well served and ideally situated for commuting to the local towns of Doncaster, Scunthorpe and Goole. There is a local Railway Station and access to the M180 (J2) motorway network is only 1½ miles away. Crowle offers good shops including Co-op and Tesco Express, primary and senior schools and pre-school, medical/health centre, North Lincolnshire Council "local link" office, library, leisure centre with swimming pool, recreational activities, Church of England, Methodist and Catholic places of worship, public houses, wine bar, café and food outlets, extensive nearby nature reserve and 7 Lakes Leisure Park.

LOCATION

On the east side of Fieldside Crowle with direct frontage to Fieldside. A level and uniform shaped site being a North Lincolnshire Council allocated site for housing close to the thriving Market Place and High Street centre of this small and historic Isle of Axholme country town.

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

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

At most reasonable times through Grice & Hunter 01427 873684

7 Priory Place, Doncaster DN1 1BL Tel: (01302) 360141 Fax: (01302) 342942 doncaster@gricehunter.co.uk

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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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