



## Building Plot, Bells Drive, Hibaldstow

### Asking Price £125,000

- CUL DE SAC POSITION
- AVERAGE DEPTH OF 21M
- OUTLINE PLANNING FOR SINGLE DWELLING
- PRIVATE ROAD
- 14M FRONTAGE, 29M TO REAR
- VIEWING VIA THE AGENT



Situated in a maturing, discreetly located residential area of the popular village of Hibaldstow this rarely available single plot is offered with the benefit of Outline Planning Permission for a single two storey dwelling. The plot widens to the rear with an average depth of 21m.

Viewing via the Agent.

## GENERAL DESCRIPTION

The plot is situated on a private drive leading off a no through road and enjoys an approximate 14m frontage and widens to approx. 29m at the rear with a mid-point depth of 21m or thereabouts. The plot is reasonably level and the boundaries are clearly defined.

## PLANNING

The property benefits from Outline Planning permission for a single 2 storey detached dwelling with all matters reserved granted by North Lincolnshire Council on 09/05/2024 under licence number PA/2024/325.

## SERVICES

It is understood that mains services including drainage, water, electricity and gas are available in the immediate vicinity but the cost of the new utility connections will be borne by the Purchaser. Prospective Purchasers are advised to satisfy themselves as to the location and connection costs from the statutory undertakers.

## ANTI MONEY LAUNDERING AND REFERRALS.

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.