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Butterwick Road, Messingham, Scunthorpe, DN17 3PA | £800,000
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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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***** DEVELOPMENT OPPORTUNITY*****

The site offers two well stocked and mature ponds of aproximately 1.5 acres and 0.9 acres along with a three bedroom bungalow occupying its own private grounds in a plot of approximately 1.75 acres. There is also planning application (see North Lincolnshire Council Planning App No. PA/2023/1957) for change of use to the agricultural buildings. VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENT.

DESCRIPTION
A wonderful and unique opportunity to acquire this site of approximately 9.16 acres, currently occupied by an impressive sized bungalow and a range of outbuildings. The site benefits from recently granted planning approval for development of the exisiting agricultural buildings into three separate residential dwellings, along with also having the former agricultural user clause removed, thus opening the acquisition of the site up to a wide range of potential purchasers. This is a prime development opportunity with scope to add significant value with a total site gross development value in line with the permissions granted likely to be in excess of £3.5 million.
Prospective purchasers are advised to check North Lincolnshire Council Planning Portal, Application No. PA/2023/1957

SITUATION
The property is situate between North Moor Road and Butterwick Road to the North and West of the well served village of Scotter and Messingham respectively, both villages have a wide range of facilities and amenities and Scunthorpe, Doncaster and Gainsborough are all within easy access along with access for the M180 road network.

ACCOMMODATION
Timber and glazed from Entrance door into:

ENTRANCE HALLWAY
Two radiators. Door to walk in cupboard with access to roof space.

SITTING ROOM
13'5" x 24'10"
Windows to front and side elevation, sliding French doors to the rear of the property, feature open stone wall with electric feature fire place, radiator.

DINING ROOM
10'11" x 12'7"
Timber and glazed door. With window to rear elevation, radiator.

FAMILY BATHROOM
Two radiators, storage cupboard, window to the front elevation and bathroom suite comprising low level flush w.c., bidet, pedestal wash hand basin and corner bath unit, fully tiled walls and corner frame shower cubicle with thermostatic shower over.

KITCHEN
10'10" x 16'4"
Windows and door opening to the rear of the property, full tiled floor, floor mounted oil central heating boiler, range of fitted kitchen units both floor and eye level units with work surfaces and inset one and a half bowl stainless steel sink unit, space and plumbing for automatic washing machine, dishwasher and space for tumble dryer, radiator and inset double oven with microwave oven over, feature leaded light display units, tiled walls, space for free standing fridge freezer and opaque glass serving glass windows to the dining room.

BEDROOM
9'10" x 10'8" taken to the front of the wardrobe
Window to the front elevation, radiator, full range of built in wardrobes

BEDROOM
11'0" x 9'11" taken to the front of the wardrobes
Window to the front elevation, radiator and range of built in wardrobes with cupboards, drawers and his and her wardrobes.

BEDROOM
10'10" x 10'0" taken to the front of the wardrobes
Window to the front elevation, radiator and range of fitted wardrobes with his and her wardrobes, lockers and drawers and inset mirror dressing area.

EXTERNALLY
Garage 6.09m x 7.16m internal measurements (20'0 x 23'6) with electric up and over door, power and light plus electric charging point.
Second double Garage 8,61m x 7.13m internal measurements (28'3 x 23'5) with electric up and over door power and light.
Detached brick built with pan tiled roof Pigeon Loft with power, light and water.
Large detached Barn, open fronted approximately 5500 sq ft

AGENTS NOTE
Please note viewings strictly by appointment only through the Agent please contact 01427 616118

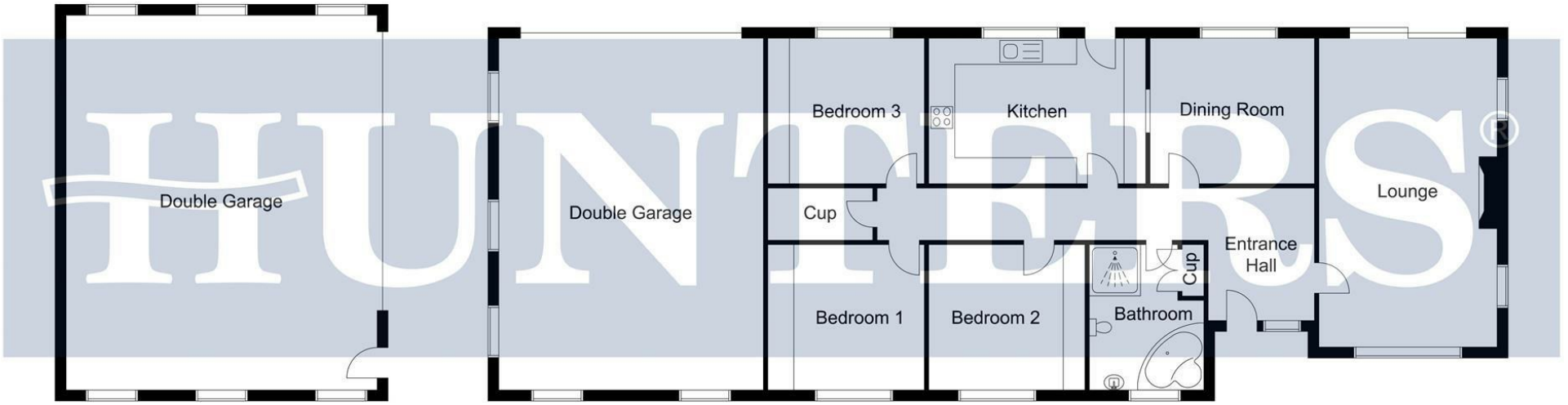
COUNCIL TAX
Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'C'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Outbuilding
62 sq m/667.36 sq ft
Approx.

Ground Floor
178 sq m/1915.97 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation.These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
CP Property Services @2021

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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