



FOR SALE

15 MARKET PLACE, BARTON UPON HUMBER, DN18 5DA

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Extensive Grade II Listed Building

Prominent location in heart of the town centre

Planning and Listed building consent granted for redevelopment to include shop and 9 apartments

Car parking opposite and adjacent

Freehold: £250,000

LOCATION

The property occupies a prominent position on the south side of Market Place, Barton upon Humber. This forms part of the A1077 which is the main road running through the centre of the town. This is a commercial area, close to Co-op convenience store, but has a mixed range of occupiers including Banking Hub, charity shops, a range of retailers, restaurants and public house. Market Place is situated close to the main retailing areas of George Street and King Street. Barton upon Humber is a popular Georgian town on the south bank of the River Humber alongside the Humber Bridge.

DESCRIPTION

The property comprises a Grade II Listed Building dating from the early to mid 19th Century and being of three storey construction to the main part of the property with single storey off shoot to the rear. The ground floor provides former retail and storage space and the upper floors have historically been used for residential purposes. The building is of traditional brick construction with the main part of the property having a pitched tile roof. There is a small enclosed garden area to the rear of the property.

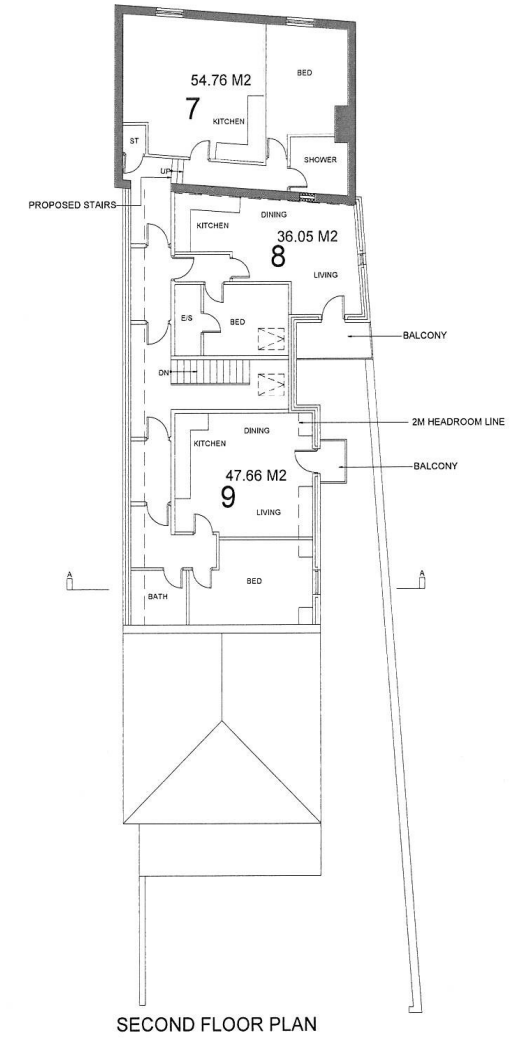
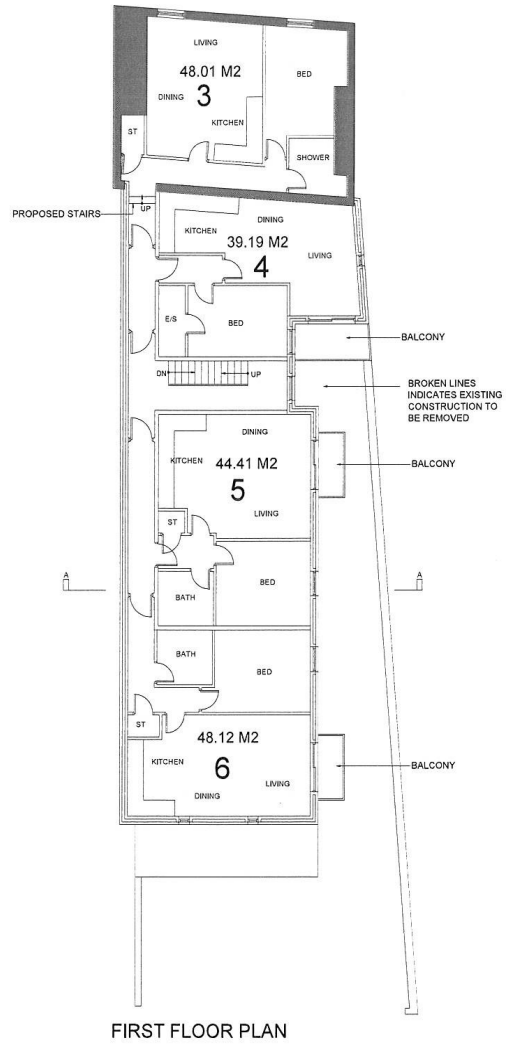
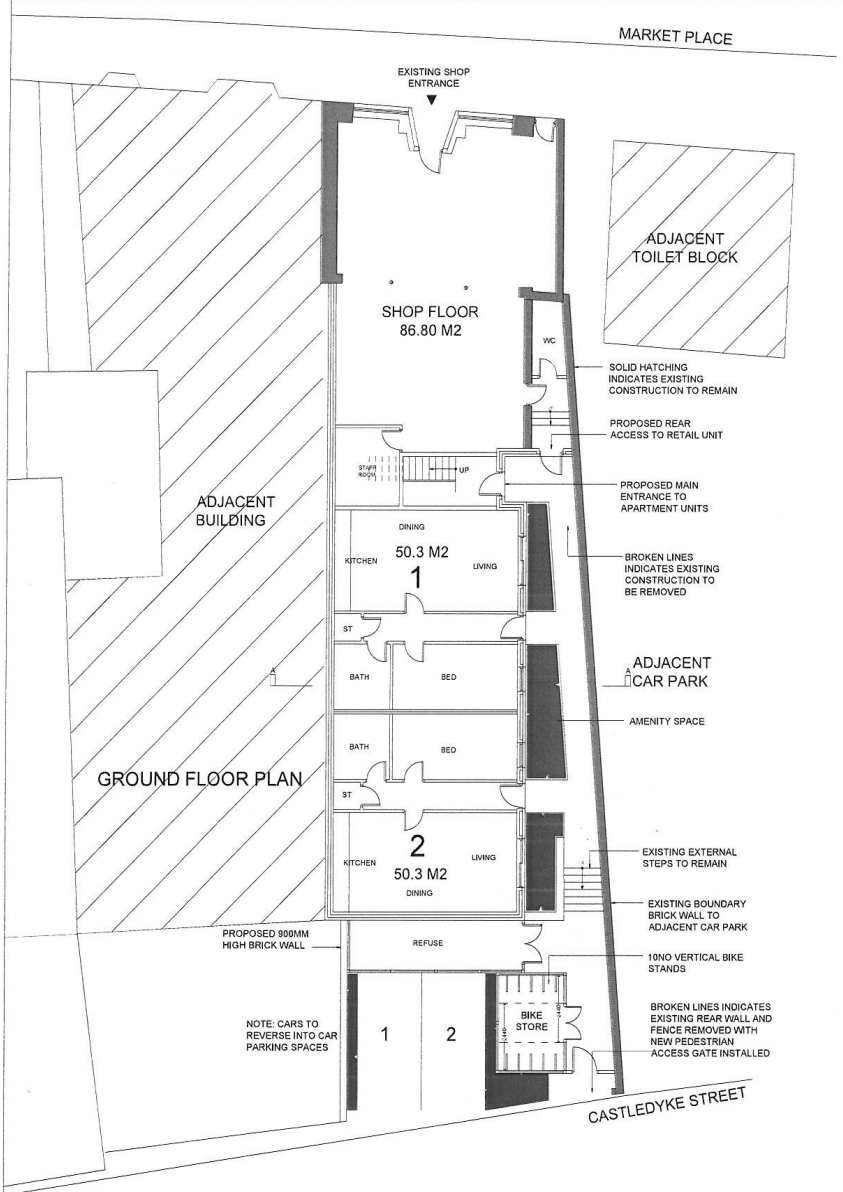
PLANNING

North Lincolnshire Council have resolved to grant Planning and Listed Building Consent (subject to The Secretary of State not wishing to call in the Listed Building Application) to demolish the existing buildings to rear and construct a two-storey / two-and-a-half-storey rear extension, with associated internal and external alterations to create 9 apartments. A ground floor retail unit will be retained at the front of the property.

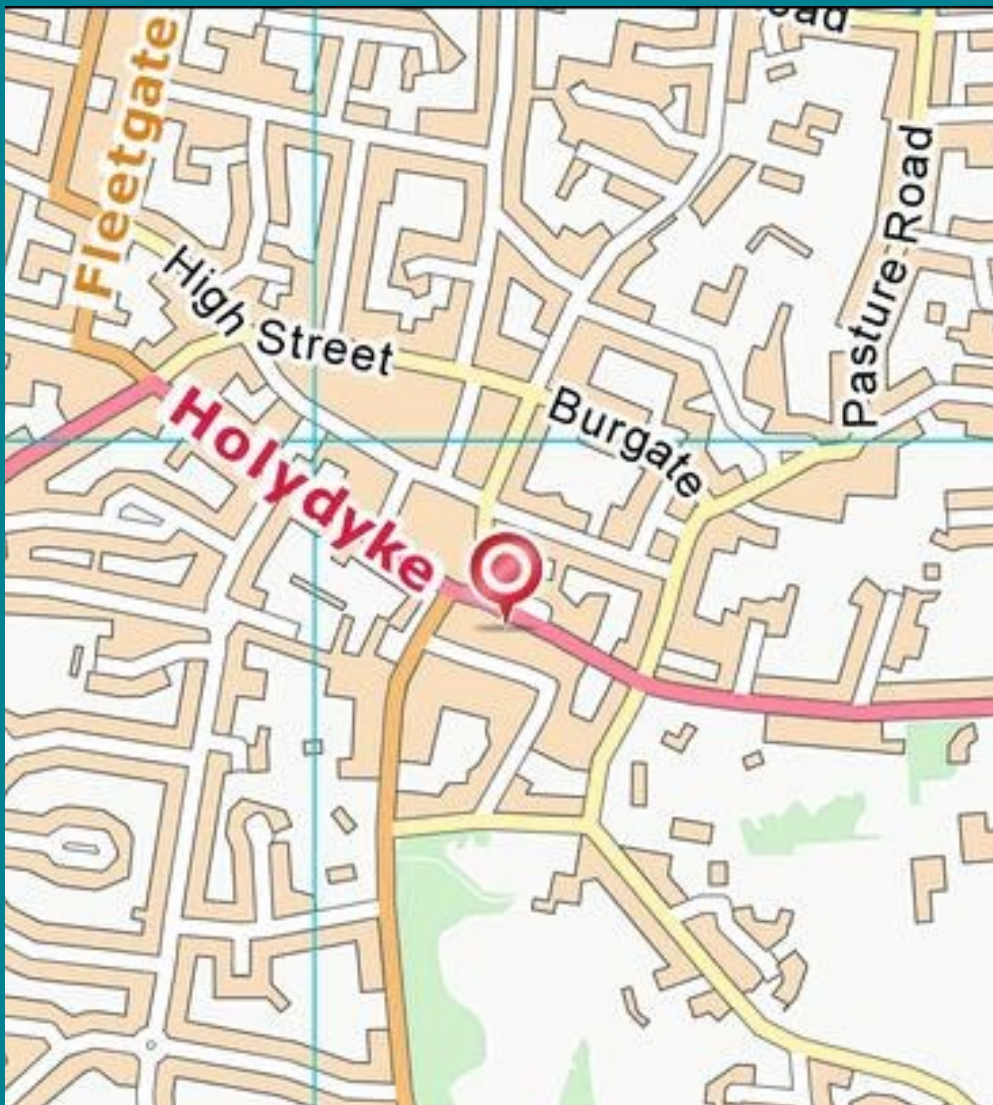
The Planning and Listed Building applications can be viewed on North Lincolnshire Council's planning portal by following these links.

[Planning Application](#)

[Listed Building Consent](#)



REV	DESCRIPTION
PROPOSED FLOOR PLANS	
PROPOSED REDEVELOPMENT OF PREMISES AT 15 MARKET PLACE, BARTON-ON-HUMBER, DN18 5DA	
CLIENT:	WOGMAN
DWG NO:	PL K995
SCALE:	1/100 @ A1
DRAWN BY:	D.D.
DATE:	20/03/24
REV:	
	
MICHIGAN HOUSE 17-19 CHORLEY NEW ROAD, BOLTON, BL1 4QR TEL. 01204 392233 FAX. 01204 528505 WWW.NEILPIKEARCHITECTS.CO.UK EMAIL: INFO@NEILPIKEARCHITECTS.CO.UK	
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NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

TERMS

£250,000 for the freehold interest.

ADDITIONAL INFORMATION

Tenure: The property is freehold.

Services: Interested parties should satisfy themselves as to the availability of services to the property.

Local Authority Charges: The property is shown in the Rating List as shop and premises with a Rateable Value of £12,750. The residential accommodation is in Band B for Council Tax purposes. The property will need to be reassessed once the redevelopment is completed.

EPC: TBC

VAT: The purchase price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred.

Notice: Please be aware that the property is in poor condition and has lacked repairs and maintenance in recent years. It is recommended that interested parties wear appropriate PPE when visiting site and do so at their own risk.

FURTHER INFORMATION

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