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## Development Land, Abbey Road, Grimsby



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£600,000



A rare opportunity to this impressive 0.94 acre plot (sts) with the benefit of full planning permission located within the heart of Grimsby Town Centre.

### Key Features

- Development Land
- 0.94 Acre Plot (sts)
- Fully Serviced Site
- Exclusive Town Centre Location
- Full Planning Permission
- Beautiful Tree Lined Street
- EPC rating N/a
- Tenure: Freehold





Lovelle offer to market this exciting investment opportunity, available with the added benefit of full planning permission for SIX properties on this substantial, tree lined plot (0.94 acres) located within a sought after and highly exclusive area of Grimsby Town Centre.

### Description

The site is broadly rectangular in shape and measures approx 0.94 Acres. The surrounding area is predominantly an affluent residential area, characterised by large detached and semi-detached Victorian Villas.

Planning Application DM/0697/22/FUL approved on Friday 03 March 2023 for the below:-

Part demolition and erection of new dwellings including change of use from office accommodation to residential to form a total of six dwellings and associated integral and detached garages.

We have been advised by the owner that there is potential to increase the number of dwellings from six to eight, although there is no formal permission, there is evidence that this has been initially approved.

### Notes

Interested parties are advised to make their own enquiries with North East Lincolnshire Council.

### Location

Once the world's largest fishing port, this former seaside community has retained its history and heritage yet become a modern, bustling town. Activities and entertainment are always at hand, with a mix of attractive boutiques, a thriving café and bar culture, a traditional seafront, plus museums and galleries. Grimsby also benefits from a highly commended selection of state and private schools, as well as a respected university. Excellent transportation links via the A180/M180/A16/A46, Grimsby Town Train Station and Humberside Airport.

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