



- Superb Building Plot
- Heart Of Village Location
- Approx 0.3 Acres
- Full Planning Permission Granted
- PP For Substantial Detached House
- Previous Planning For Two Bungalows
- Wide, Gated Driveway
- Call Today For More Information!

High Street, Scotter, DN21 3TW,  
Offers in Excess of £200,000.





**BEAUTIFUL 0.3 ACRE BUILDING PLOT IN SCOTTER!!** Located in the heart of the desirable village of Scotter is this rarely available building plot which extends to approximately 0.3 acres. This superb parcel of land has full planning permission for a substantial, detached five bedroom property with double garage, and has also previously been granted planning permission for two detached bungalows. The plot is approximately 37 metres deep and 32.5 metres wide - complete with a delightful garden room already in situ, and offers a fantastic development opportunity or self build project. The plot stands at the end of a wide, gated driveway which is accessed by only two other properties - an existing dwelling and a barn with attached outbuildings. The barn also has full planning permission for conversion to a beautiful four bedroom home and is available by separate negotiation. For those buyers looking for a smaller project, the owners would consider selling a smaller area of land, and would be willing to negotiate accordingly. Viewings are to be made by appointment only, please call today for further information.

## Location

Scotter is a highly desirable village located 5 miles from Scunthorpe, 9 miles from Gainsborough and only 23 miles from the Cathedral City of Lincoln. This plot is located within the heart of the village, only a short stroll away from the High Street and a wealth of local amenities.

## Planning Permission

The land has full planning permission for a substantial, five bedroom detached house with double garage. Planning was granted in March 2023 and expires in March 2026. Further detailed information can be found by visiting the West Lindsey planning portal, using reference 147915. The land was previously granted planning permission for two detached bungalows. This planning has now expired however it is anticipated that planning would be granted again. Further detailed information can be found by visiting the West Lindsey planning portal, using the reference 142090.

## The Property

Planning permission is granted for a substantial detached home and offers superb accommodation which briefly comprises reception hallway, lounge, separate sitting room, orangery, family/dining room, spacious kitchen diner, utility and ground floor shower room. To the first floor there are five double bedrooms, two ensembles and a family bathroom. Outside the property benefits from driveway with parking and turning space for several vehicles, integral double garage, wrap around gardens and a garden room which is already in situ as part of a range of barns owned by the same vendors.



