

RESIDENTIAL DEVELOPMENT SITE LAMMINGS CLOSE, FLIXBOROUGH SCUNTHORPE, DN15 8RW



**A VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH
OUTLINE PLANNING PERMISSION FOR 3 DETACHED DWELLINGS**

FOR SALE AS A WHOLE BY PRIVATE TREATY

REDUCED GUIDE PRICE:- £175,000.00

FREEHOLD WITH VACANT POSSESSION

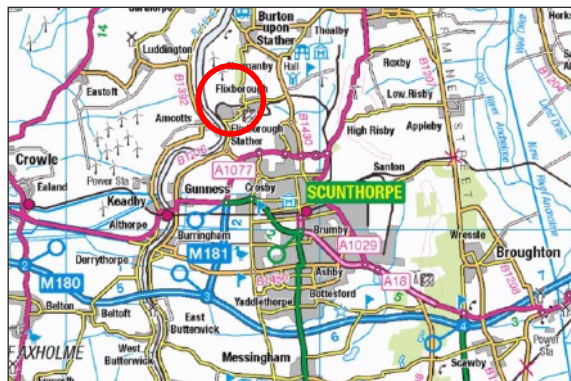
Solicitors

Bradbury Roberts & Raby
Wadsworth House
30-40 Laneham Street
SCUNTHORPE
DN15 6PB

Tel: 01724 854000

Ref: Matthew Inman

E-mail: MatthewInman@brrlaw.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Tori Heaton

E-mail: tori.heaton@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The sought after village of Flixborough is conveniently located approximately 4 miles north of Scunthorpe and 14 miles south west of the Humber Bridge. The village has amenities including the Grade II listed Anglican Church, Village Hall and is approximately 2 miles from Normanby Hall Country Park and Golf Club.

Description

This is an outstanding opportunity to purchase a site in the desirable small North Lincolnshire village of Flixborough. There are three plots in total, having the benefit of Outline Planning Permission. The site is currently vacant.

Development Potential

The site received outline planning consent on 04 August 2023 (Application reference No. PA/2023/611) for the erection of 3 no. dwellings, with appearance, landscaping and scale reserved for sub-servant consideration.

The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which can be downloaded from the North Lincolnshire Council website, or obtained upon request from the Selling Agents.

Local Authority

Interested parties should make their own enquiries with North Lincolnshire Council
Telephone: 01724 297000
Website: www.northlincs.gov.uk

Services

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.



Access

Vehicular access is via Lammings Close and there is also a second pedestrian access from Burton Road.

Easements, Wayleaves and Rights of Way

The land is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Tenure and Title

The land is to be sold freehold with vacant possession upon completion. The site forms Title Number HS323073. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title. Title documentation is available on request from the Selling Agents.

Tenure & Possession

The property is offered for sale freehold with the benefit of vacant possession on completion.

Value Added Tax

The sale price(s) is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

Viewing

Viewing is available in reasonable daylight hours with a copy of these particulars.

Method of sale

The property is being offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, or contact the office on (01652) 653669 to discuss their interest.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.