



## **Potential Residential Building Plot**

**Adjacent to**

**2 Mulberry Drive, Crowle, Scunthorpe, DN17 4JF**

- Fronting Wharf Road (A161) in established area •
- Excellent self-build opportunity •
- Convenient for central Crowle •
- Good sized regular shaped plot •
- 548.5m<sup>2</sup> •

## LOCATION

Located within the well served small town of Crowle being only 2 miles north of junction 2 of the M180.

The plot is situated on the west side of Wharf Road immediately to the north of the residential property know as 2 Mulberry Drive in a prime and convenient residential area only quarter of a mile from Crowle Market Place.

## DESCRIPTION

A single potential residential building plot with a drop kerb to the frontage and the following dimensions (approximate):-

Road frontage: 16.2m

Total depth: 36.3m

Width at rear: 15.4m

The owners have obtained pre-application advice from North Lincolnshire Council and a copy is available from the selling agents.

## SERVICES

Mains water, electricity, drainage and gas available in this part of Crowle.

Interested parties should make their own enquiries with utility companies into the availability of mains services.

## TENURE

Freehold

## VIEWING

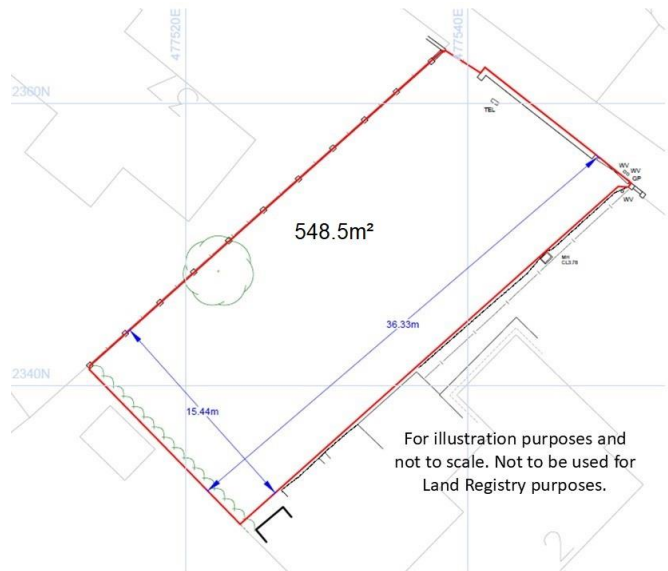
The plot can be viewed from the frontage during reasonable daylight hours with a copy of these particulars.

## PLANS and PHOTOGRAPHS

For illustration purposes and not to scale. Not to be used for Land Registry purposes.

## CONDITIONS OF SALE

1. The sellers and purchaser shall share the cost of a new fence to be constructed along the boundary between the plot and 2 Mulberry Drive.
2. The sellers will only permit a bungalow or a dormer bungalow to be built on the plot.



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