



**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 •
- 548.5m² •

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 known 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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