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South Street, Keelby



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Offers in excess of £100,000



A former horse paddock on the outskirts of Grimsby, this unserviced parcel of land offers investors or equestrian buyers a well-located plot with countryside surroundings, good access to local amenities, schools and transport links, and potential for future development subject to planning consent.

### Key Features

- Parcel Of Land
- Popular Village Location
- Formally Horse Paddock
- Possible Development Potential (subject to planning)
- 0.98acre plot (sts)
- EPC rating - N/a
- Tenure: Freehold



Lovelle offer to market a parcel of land in a sought-after location within Keelby Village, formerly used as a horse paddock and offering potential for development, subject to the necessary planning consents. The unserviced plot may appeal to investors or those with equestrian interests, seeking land with scope for future use.

The site is well placed for local amenities in nearby villages and Grimsby itself, which offers supermarkets, shops, cafes and essential services. There are several schools within convenient driving distance, making the area practical for future residential schemes, subject to planning.

Green spaces and local walking routes are accessible in the surrounding countryside, providing opportunities for outdoor pursuits. Public transport links in the wider Grimsby area include Grimsby Town railway station, with services to Manchester and Sheffield, and road connections via the A180 towards the M180 for access across Lincolnshire and beyond.

## Planning Hirstory

### PLANNING HISTORY

A planning application for the erection of a single dwelling along with a proposal to gift part of the land to the Parish Council to allow enlargement of the cemetery was submitted in 2017 but withdrawn before a decision was made. Potential purchasers of the land may wish to acquaint themselves with details of the application - it can be accessed on West Lindsey District Council planning website using reference 136463.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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