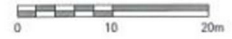


Note: All drives to be 'Tegris 60' permeable block paving  
S.S.A. laid on 300mm Class 4  
soft sand bedding on 150mm  
150mm thick well consolidated  
Type 1 granular sub-base layer.  
CONDITION 10

Note: 1950m<sup>2</sup> total roof area /  
decking.



Project Name: Reserved Matters  
Project Address: Grey Green Farm, A161, Belton - DN910Q  
Drawing Title: Site Plan (LANDSCAPING)  
Drawn: CH Date: Sep 2025 Rev: B Drawing No: 010  
Project: 1288-04-01  
Company: Centreline  
Company Name: Centreline Design Landscaping Ltd

## Woodhouse Road

Woodhouse, Belton, DN9 1QQ

£500,000



### BUILDING DEVELOPMENT

Hunters are delighted to offer this plot of land on a site just on the outskirts of Belton on the A161 which has been granted FULL planning permission to build four dwellings by North Lincolnshire Council planning department under reference PA/2024/1446.



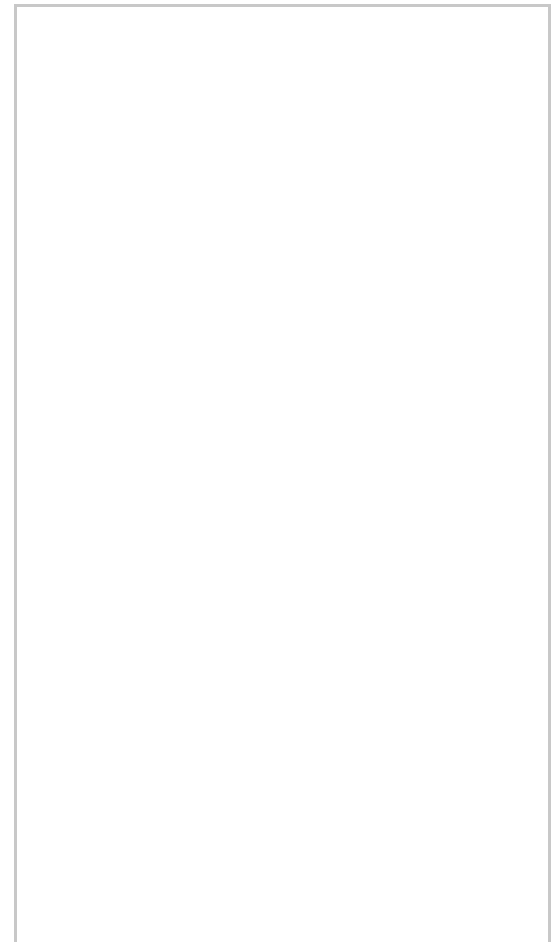
**DESCRIPTION**

The plot of land is part of the original Grey Green Farm site and is being sold with easy access from the main A161 road leading to the rear of the site with views over countryside as shown on the diagrams attached. Belton is a popular village situated in the Isle of Axholme area of North Lincolnshire and lies on the A161 road giving easy access to the motorway network via the M180. The village has a primary school, village shop with post office, take aways and two public houses. Further details of the planning applications can be viewed on the North Lincolnshire Council planning portal under references PA/2021/1612 (Outline) and PA/2024/1446 (Full) or please contact the agent for more details.

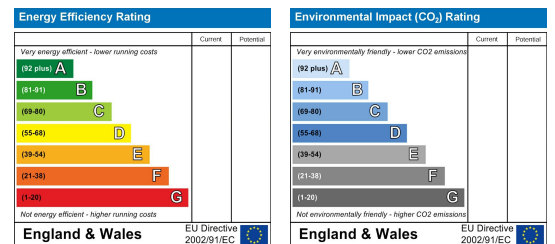
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.