



**PRIME BUILDING PLOT**

**Asking Price Of £140,000**

Luddington Road, Garthorpe, Nr Scunthorpe, DN17 4RU

# Property Features

- Prime Building Plot enjoying open views to rear on the edge of a Popular Rural Village
- Frontage of 58' (17.7m), Maximum depth of 141' (43m) and Rear Width of 62' (19m)
- Consent for a Spacious 4 Bedroom, 4 Bathroom Detached House with Integral Garage
- Ideal Self Build Opportunity with Strip Foundations already laid
- Conveniently located for Goole, Scunthorpe and both M18 and M62 Motorway

## Full Description

### SITUATION

From Goole take the A161 to Eastoft, In the centre of the Village turn left towards Garthorpe. Proceed through the Village of Luddington into Garthorpe and on entering the Village along Luddington Road the Plot will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

### THE PLOT

This consists of a level Plot which enjoys open views to the rear being situated between "Brandon House" and "The Beeches" in an excellent position on the edge of the popular rural Village of Garthorpe located twixt the Towns of Goole and Scunthorpe with both the M18 and M62 Motorways within easy reach which allows easy access to the major Yorkshire and Lincolnshire Business Centres.

The Plot has a frontage of 58' (17.7m) to Luddington Road, a maximum depth of 141' (43m), a rear width of 62' (19m) and is edged red on the Site Plan.

It should be noted that certain of the Groundworks for the new Dwelling have already been completed and certified, with the Strip Foundations to the property already laid.

### PLANNING PERMISSION

The Plot has the benefit of Full Planning Permission to erect a Detached Dwelling and double Garage being Application PA/2020/2026 granted by North Lincolnshire Council on the 30th March 2021 together with Consent to vary Condition 2 (Revision of Elevations) being Application PA/2023/1010 granted by North Lincolnshire Council on the 11th September 2023.

The Planning Permission gives consent for the erection of a Spacious 4 Bedroom, 4 Bathroom Detached House with integral Garage.

Copies of the Decision Notices together with associated Plans can be obtained from the North Lincolnshire Planning Portal or from the Selling Agents.

### SERVICES

It is understood that mains water, electricity and drainage are available to the Plot, however interested parties should make their own enquiries with the relevant Statutory Authorities regarding the points of connection and costs.

#### ROADWAY

The roadway to the front of the Plot being Luddington Road is made up and taken over by the local Highway Authority.

#### VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

#### MODE OF SALE

The Plot is being offered For Sale by Private Treaty at an Asking Price of £165,000.

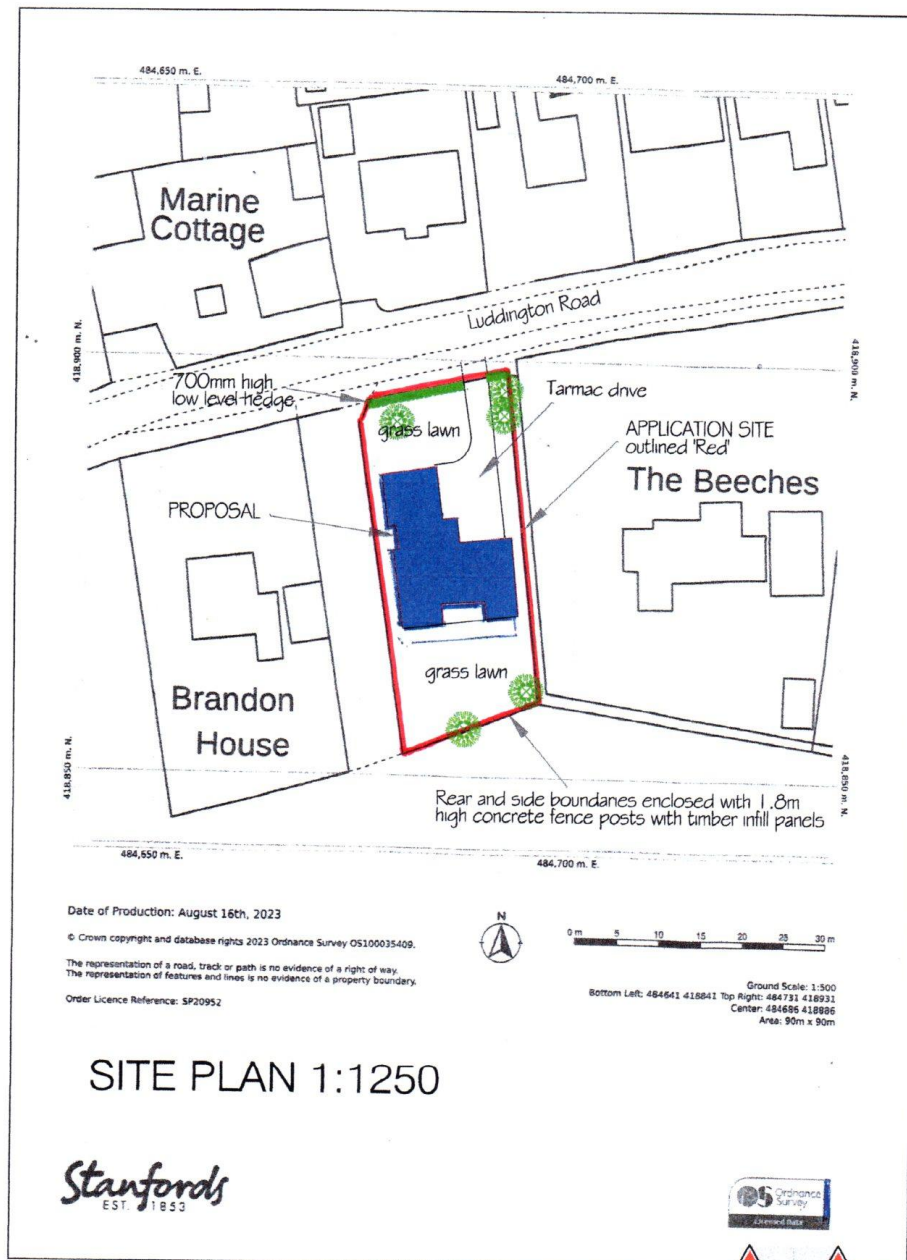
#### OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

#### ADDITIONAL INFORMATION

Should you require any Additional Information regarding the Plot please contact Stephen Townend on 01405 762557.





Project Proposed House  
Luddington Road  
Garthorpe  
DN17 7EB

Drawing SITE PLAN

Scale 1:1250@A4  
Date July 2023

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements