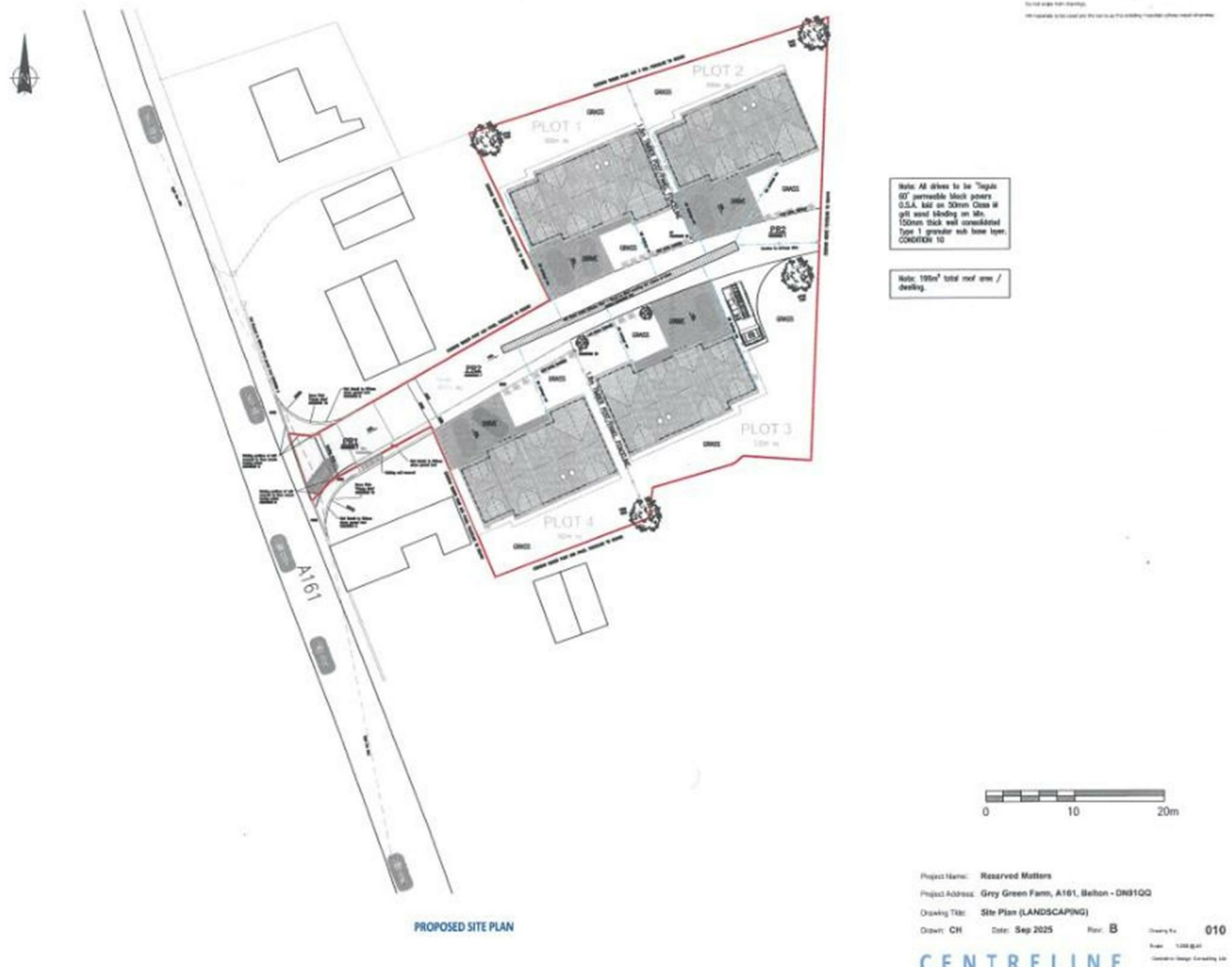




Woodhouse Road

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

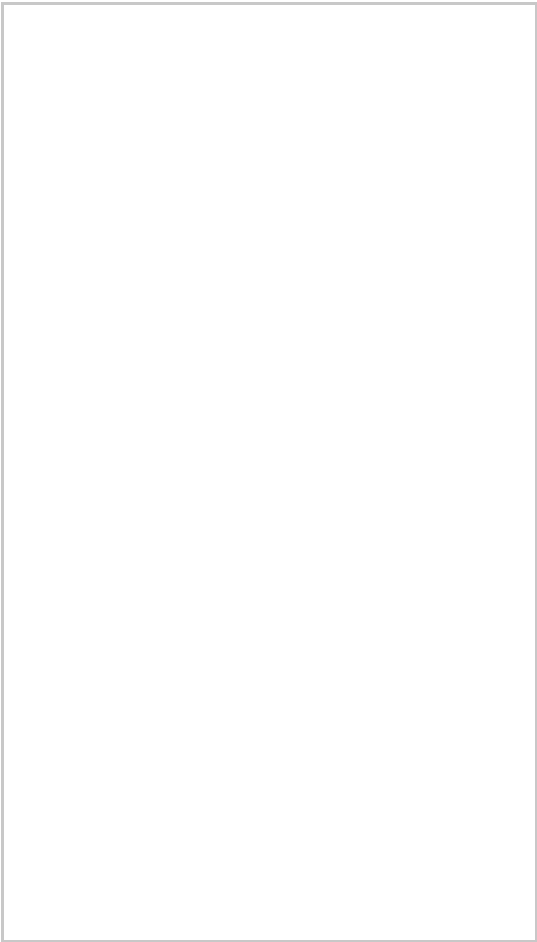
The plot of land is part of the original Grey Green Farm site and is being sold with easy access from the main A161 road leading to the rear of the site with views over countryside as shown on the diagrams attached. Belton is a popular village situated in the Isle of Axholme area of North Lincolnshire 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.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT

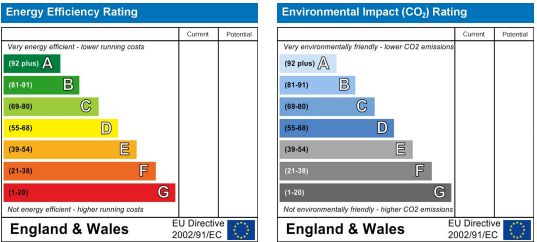
Area Map



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.