



Superior Residential Building Plot at Carr Lane, East Lound, Haxey, DN9 2LT

- Full Planning Permission for a custom/self-build dwelling •
 - Larger than average plot of about 0.42 acre (0.17ha) •
 - Extensive frontage •
 - Near to open countryside •

A large single building plot with planning permission to build a 1 ½ storey 5 bedroom detached property and double garage. The plot has extensive frontage to Carr Lane of about 43m.

Full planning permission (App no PA/2025/1395) has been obtained to construct a custom/self-build dwelling subject to conditions.

This is a rare opportunity to acquire a bigger than average plot which would have a sizeable south facing garden.

LOCATION

The unspoilt hamlet of East Loud lies just to the east of Haxey and a mile from the A161. The small town of Epworth with its excellent range of amenities is about 3 miles and junction 2 of the M180 some 6 miles to the north.

The plot lies on the eastern side of Carr Lane on the southern fringe of the settlement being close to attractive open countryside and convenient for local rural walks.

SERVICES

Mains water, electricity and drainage available.

Interested parties should make their own enquiries as to the availability and suitability of services with the relevant utility providers.

LOCAL PLANNING AUTHORITY

North Lincolnshire Council

Church Square House

30-40 High Street

Scunthorpe

North Lincolnshire

DN15 6NL

Telephone 01724 297000

Email planning@northlincs.gov.uk

TENURE

Freehold

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk**

VIEWING

The plot can be viewed from the roadside during reasonable daylight hours.

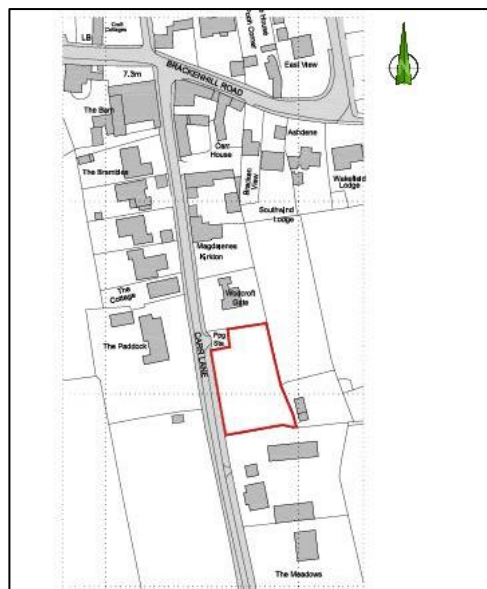
PLANS

Plans are for illustration purposes only. All dimensions and areas are approximate and interested parties should always satisfy themselves in this respect.

Plans and images are kindly provided by Keystone
Architecture – 01724 230122.

PLANNING CONDITION

Please note that planning condition 7 states: “Prior to first occupation of the dwelling hereby permitted, a signed statement or declaration shall be submitted by the initial owner-occupier of the dwelling demonstrating that they have had primary input into its final design and layout. The dwelling shall then be first occupied by the person/persons who have submitted the signed statement or declaration for a period of not less than 3 years from the date the dwelling is first occupied in accordance with this condition”.



Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order

2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.

3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.

4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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