



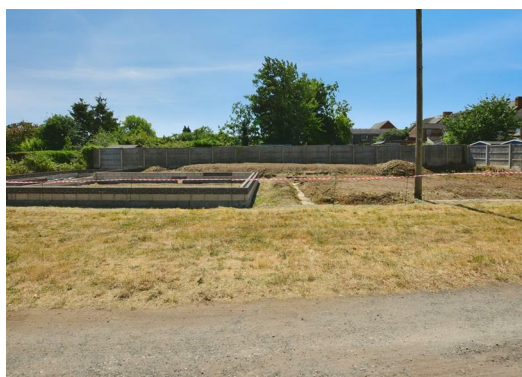
**Plot 1 Land to Rear of 320-322 Ashby Road, Scunthorpe  
North Lincolnshire DN16 2RS  
£70,000**

Bella Properties are delighted to bring you an exciting opportunity to purchase a building plot on the popular Ashby Road, Scunthorpe with planning permission already granted for a detached home. Great location being close to schools, shops and motorway links.

Planning Permission was granted by North Lincolnshire Council (application number PA/2022/433) for a three bedroom two storey dwelling. Ample parking and easy entry from Ashby Road.


The detached house plans consist of a kitchen diner and spacious lounge, downstairs bedroom, family bathroom and to the first floor, two good sized bedrooms and shower room. Parking to the side of the property and to the rear a large garden.

First inspection has been carried out so the planning will not lapse. . Building regulation drawings included and paid for along with the inspection fees. The site must be viewed to fully appreciate the opportunity on offer. Strictly viewing by appointment only.



## Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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