



The Site Layout shown is for identification purposes only and is indicative of a potential layout. Any such layout would be subject to approval via Reserved Matters or Full Planning Application.

RESIDENTIAL DEVELOPMENT SITE

ST VINCENTS AVENUE, SCUNTHORPE

OUTLINE PLANNING FOR TWO DETACHED DWELLINGS

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669

Ref: Tori Heaton / Tom Norman

E-mail: tori.heaton@ddmagriculture.co.uk
E-mail: tom.norman@ddmagriculture.co.uk

GENERAL REMARKS & STIPULATIONS

Description

An exceptional edge of town Residential Development opportunity totalling 0.75 acre (0.30 hectare), or thereabouts, and offering a brilliant opportunity for two detached dwellings with outline planning permission for sale as a whole, or in two lots. The site is surrounded by residential properties with views to farmland to the north east of the site.

Location

The site is located to the north of St Vincent's Avenue, located approximately 2 miles from Scunthorpe town centre, in the County of North Lincolnshire, with useful connections, being approximately 6 miles from the M180, connecting to Doncaster and Grimsby and the wider motorway network. The town of Scunthorpe offers numerous schools, public houses and shops.

Planning

The site received outline planning on 31 January 2025 under Application No. PA/2021/2210, for a much larger Hybrid planning application scheme for B8, E(c), E(d), E(e), E(f), E(g) mixed use development and outline consent for two dwelling houses C3(a) with all matters reserved for subsequent consideration. Conditions pertinent to the commercial scheme are currently being discharged with the Local Authority. This sale relates ONLY to the two residential plots.

Easements, Wayleaves & Rights of Way

The property is sold subject to a right of way, approximately 14ft wide, running along the eastern boundary, in favour of the adjoining property known as 'The Bungalow, 5 St Vincents'. The land is sold subject to any other all rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access whether mentioned in these details or not.

Local Authority

North Lincolnshire Council, Church Square House, Scunthorpe, DN15 6NL.

Tel: 01724 297000

www.northincs.gov.uk

Solicitors

Symes Bains Broomer, Park Square, Laneham Street, Scunthorpe, DN15 6JH

Tel: 01724 281616

Ref: Kayleigh Clarke

E-mail: kayleigh.clarke@sbblaw.com



Services

Interest parties should make their own enquiries regarding connection costs and all supply matters.

Tenure

The property is sold with freehold title and vacant possession on completion.

VAT

The sale is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may subsequently be payable.

Viewing

The land may be viewed at any reasonable time during daylight hours and being in possession of a set of these particulars.

Method of Sale

The land is offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton or Tom Norman of the Selling Agents on 01652 653669 to discuss their interest.

Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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