

Buy. Sell. Rent. Let.



Belasyse House - The Hill, Worlaby, North Lincolnshire



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property it must be

  
**lovelle**



£289,000

Full planning permission granted - Reference No. PA/2025/974 (local planning authority North Lincolnshire Council).

#### Key Features

- Total Floor Area:- 276 Square Metres
- Granted Planning Permission For a Detached Home
- Fantastic Custom or Self-Build Opportunity
- Substantial Plot With Mains Services Available
- Designed by Kelly & Macpherson Architects (Grand Designs)
- Adjoining The Grounds of Worlaby Hall (Historic Worlaby Estate)
- EPC rating B
- Tenure: Freehold



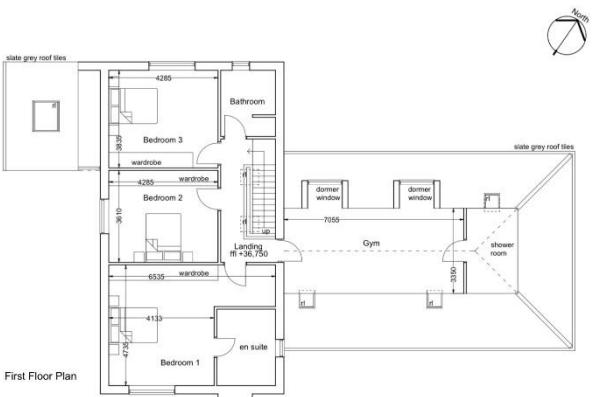
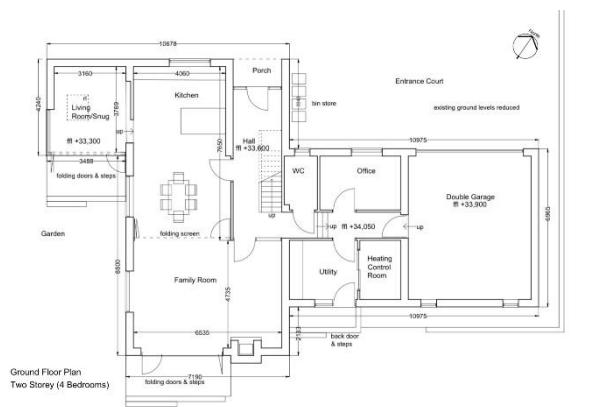
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This exceptional plot of 0.4 acres presents a remarkable opportunity to build your dream home.

Belasyse House is architect designed with a subtle mix of traditional red brick construction and contemporary features of timber cladding and black aluminium windows. Details of the 4 bedroom 3 bathroom design can easily be altered to your own personal design (subject to planning permission).

You can bring to life your vision of a substantial family residence, featuring generous open plan living and entertaining areas with outstanding views of the surrounding parkland. The house is set back to the rear of the plot with a sweeping entrance driveway and mature trees. Adding to the picturesque setting and providing privacy from the road.

Further land will be available to purchase adjoining the rear of the plot. Including a 1.5 acre grass paddock with stables, 4.5 acres of woodland and 6 acres of parkland.

## LOCATION

Worlaby is a small, rural village and civil parish in North Lincolnshire, England. It's situated about 6 miles southwest of Barton-upon-Humber and 5 miles northeast of Brigg, on the B1204 road and east of the River Ancholme. Easy access to the M180, Humberside Airport, Humber Bridge and mainline rail services at Barnetby. The nearby market town of Brigg has a selection of shops, services and schools.

## BROADBAND TYPE

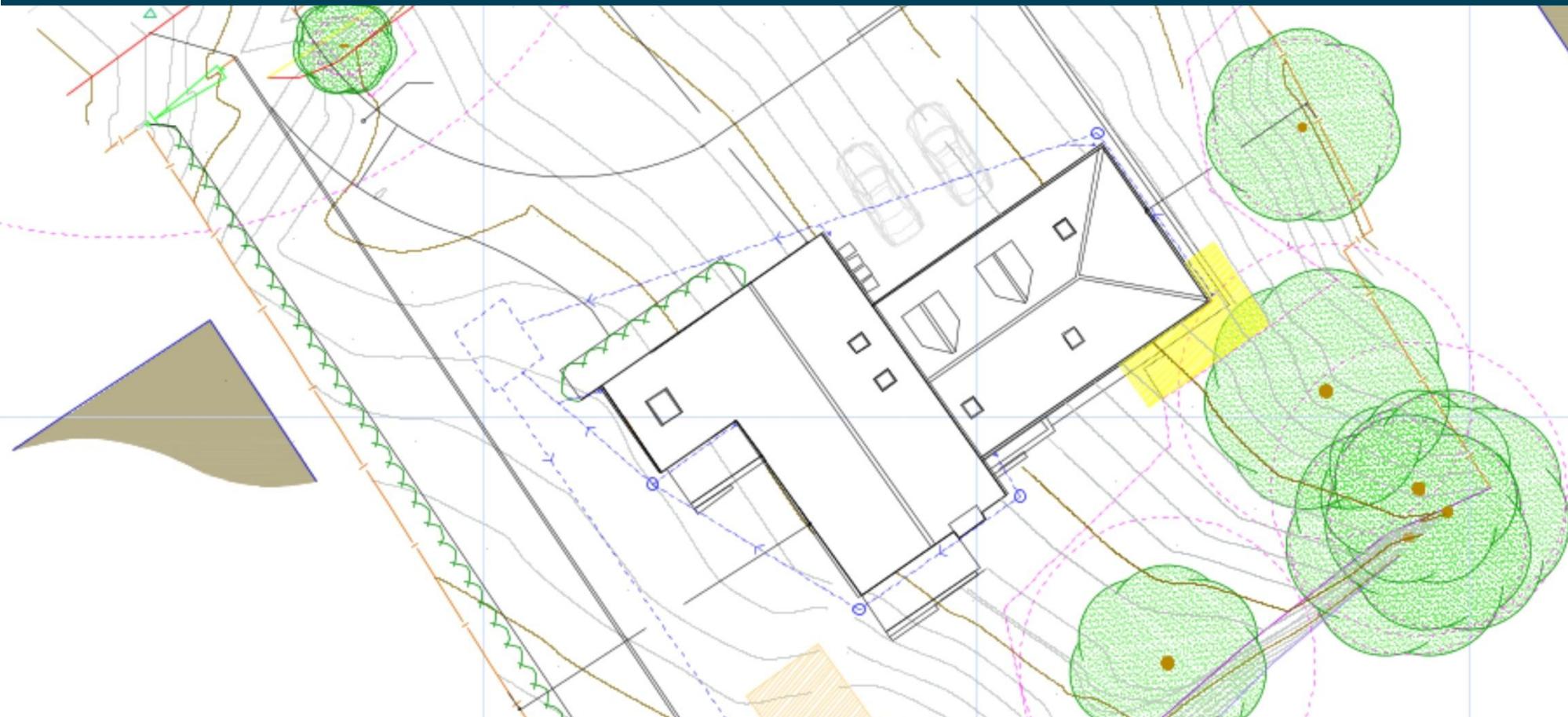
Standard- 2Mbps (download speed), 0.3 Mbps (upload speed),  
Superfast- 48 Mbps (download speed), 8 Mbps (upload speed).

## MOBILE COVERAGE

Outdoors - Great,  
Indoors - Good,  
Available - O2, Vodafone, Three, EE.

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01652 636587  
[barton@lovelle.co.uk](mailto:barton@lovelle.co.uk)