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Belasyse House - The Hill, Worlaby, North Lincolnshire



When it comes to
property it must be


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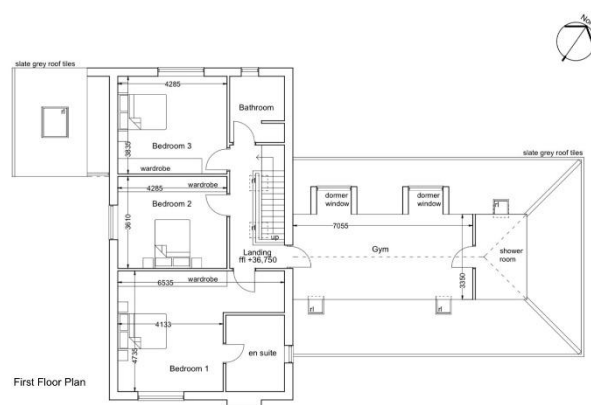
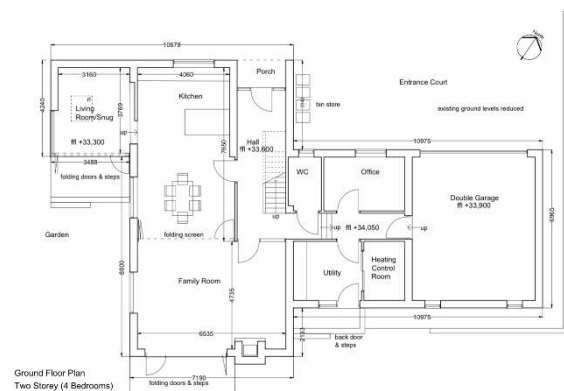
£289,000



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 Worlabby Hall (Historic Worlabby Estate)
- EPC rating B
- Tenure: Freehold



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

Belaysse 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

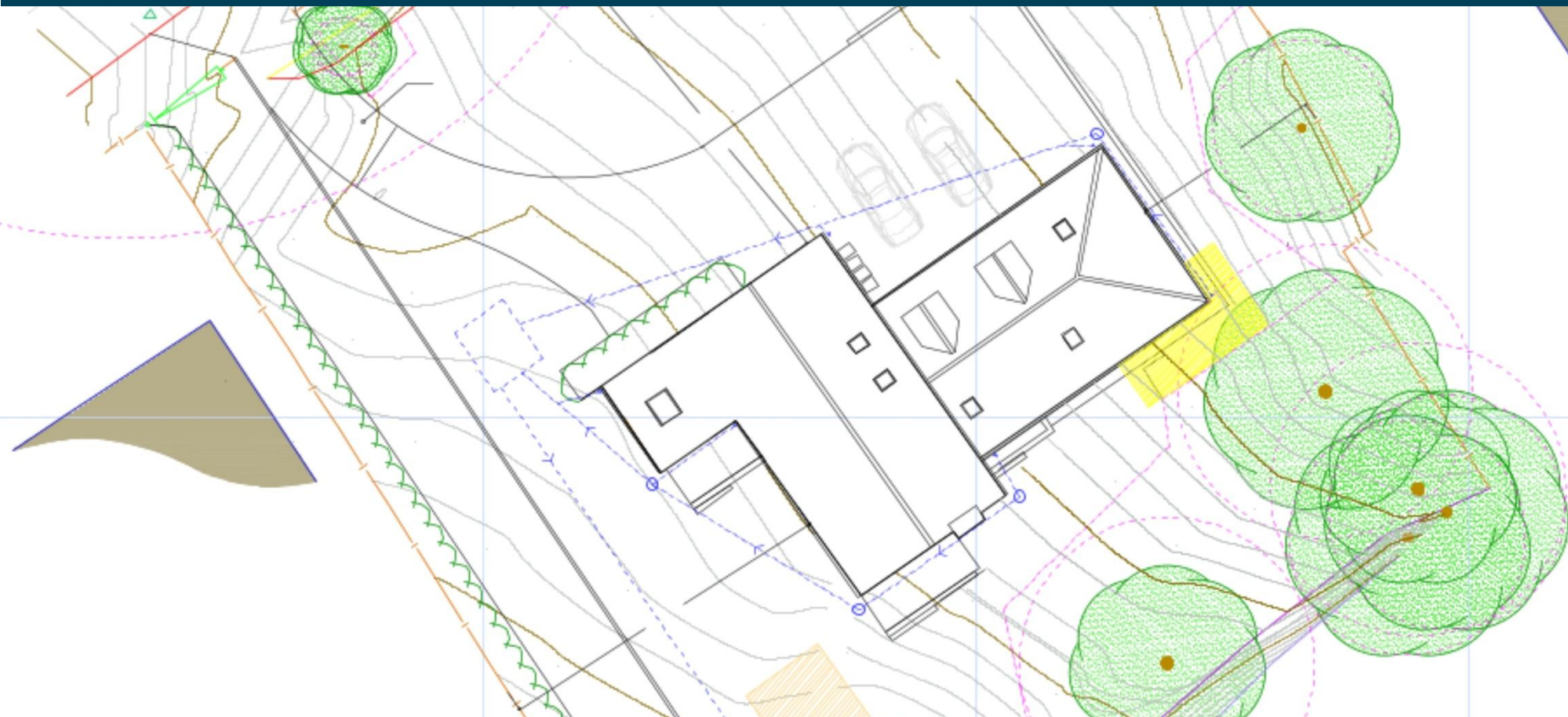
Standard- 2Mbps (download speed), 0.3 Mbps (upload speed),
Superfast- 48 Mbps (download speed), 8 Mbps (upload speed).

MOBILE COVERAGE

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

★

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £20.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.



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