

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



Residential Building Plot at West End, Garthorpe, DN17 4RX

- Outline Planning Permission to erect a dwelling and garage
- Central village location
- Frontage about 13.8m (45ft)
- Mains water, electricity and drainage available
- Made up frontage
- South facing rear garden



£150,000

LOCATION

The unspoilt rural village of Garthorpe lies about 7 miles north-east of the well served small town of Crowle with the larger towns of Goole about 10 miles and Scunthorpe about 9 miles.

West End is located between Luddington Road and Station Road and the plot is situated on the southern side of the road next to Homeacres Farm.

DESCRIPTION

A level single building plot with the following approximate dimensions:

Frontage 13.8m
Eastern Boundary 26.2m
Rear Boundary 12m
Western Boundary 30.7m

PLANNING

Outline Planning Permission (PA2022/1848) was obtained in November 2023 to construct a dwelling and garage, subject to conditions.

The owners are currently applying for approval of reserved matters.

SERVICES

Mains water, electricity and drainage available. Interested parties should make their own enquiries with the relevant utility providers as to the availability and suitability of proposed and any existing services.

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

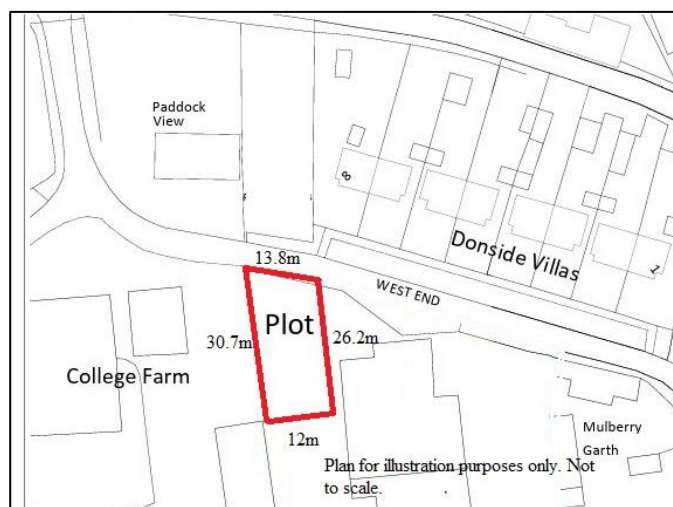
Freehold

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.



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