

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - If in doubt - ask.

All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

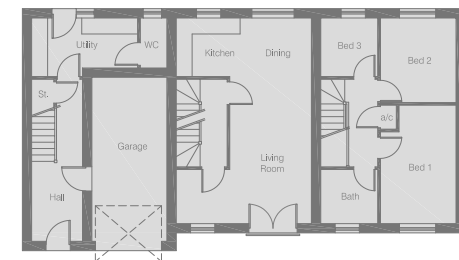
The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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ILLUSTRATIVE LAYOUT ONLY



Proposed South Elevation



Ground Floor
100m² excl. Garage

First Floor

Second Floor

Land North of Peploe Lane
New Holland

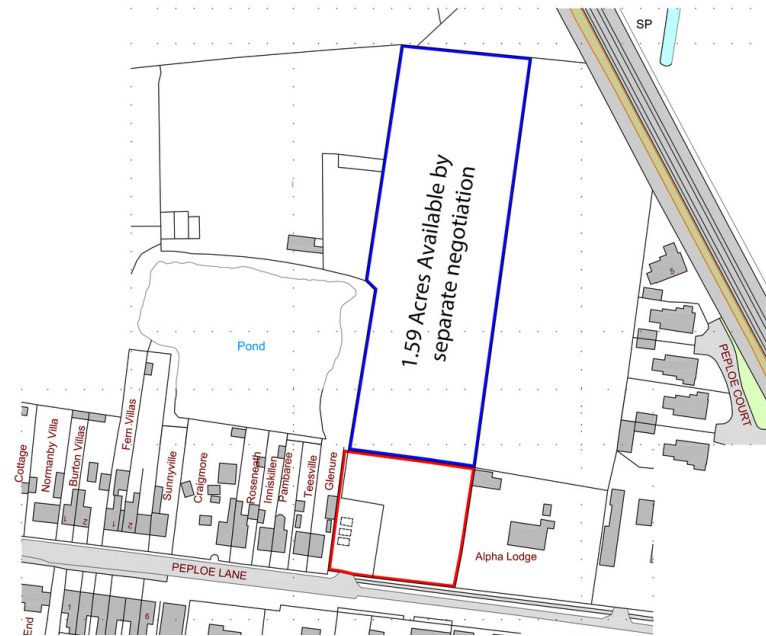
BROWN & CO



Land North of Peploe Lane, New Holland, DN19 7PS

A fantastic opportunity to acquire this parcel of land, which benefits from outline planning permission for the construction of six three-storey townhouses, situated within the well-connected village of New Holland, North Lincolnshire.

The consented development presents an exciting opportunity for developers and investors to deliver a scheme of modern family homes in an established and sought-after village location.



DESCRIPTION

New Holland, Lincolnshire is a small village and civil parish located on the south bank of the Humber Estuary in North Lincolnshire, approximately 6 miles (10 km) north-west of Barton-upon-Humber. Historically an important ferry port linking Lincolnshire with Hull, the village retains strong maritime connections and benefits from excellent transport links, including a railway station on the Barton line and access to the nearby Humber Bridge.

The village offers a mix of residential properties, local amenities, and attractive estuary-side views. Surrounded by open countryside yet within easy commuting distance of Hull, Scunthorpe, Grimsby and the wider Humber region, New Holland appeals to those seeking a semi-rural location with good connectivity.

The Humber shoreline, local walking routes and nearby nature habitats also contribute to the area's appeal, making it a popular location for both residents and visitors interested in the estuary environment.

PLANNING

Outline planning permission has been granted for the erection of six dwellings. Ref No PA/2025/421

LOCAL AUTHORITY

North Lincolnshire Council – 01724 297000

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Unaccompanied viewings are available during daylight hours.

AGENT

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