



**FOR SALE:**

**01482 645522**

**Park Street, CLEETHORPES, DN35 7NG**



**£125,000**

## FEATURES

Potential site for residential development

Extending to approximately 0.19 hectares (0.46 acres)

Existing warehouse building on site

Scope for 9 dwellings based on previous consent

## CONTACT

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## For Sale: Park Street, CLEETHORPES, North East Lincolnshire, DN35 7NG

### DESCRIPTION

The property provides a potential site for residential redevelopment. The current buildings on site provide redundant warehousing, which is of steel frame construction with traditional brickwork elevations under pitched roof which are a mixture of slate, concrete tile, metal clad and corrugated cement sheet covered.

An original planning application for 14 dwellings was refused by North East Lincolnshire Council in July 2013. This was subsequently allowed on appeal in April 2014, but conditional upon the scale of the development being limited to 9 dwellings. A further condition required that reserved matters be approved no later than three years from the date of the permission which has now expired. A copy of the Appeal Decision is available from the agents.

### LOCATION



The property is situated on the south side of Park Street in Cleethorpes close to the junction with Breerton Avenue and Oxford Street. This is a high density residential area providing mainly traditional terraced housing with Park Street forming the boundary between the neighbouring towns of Grimsby and Cleethorpes. Grimsby town centre is approximately 1.5 miles away with Cleethorpes town centre 1.8 miles away. The former Ramsdens supermarket at the junction with Park Street and Grimsby Road / Cleethorpe Road is currently in the process of being redeveloped as a small retail park. There are neighbourhood shopping facilities close by on Park Street itself. Cleethorpe Road provides direct access on to the A180 motorway link road.

### TERMS

The property is being offered for sale freehold and with vacant possession at a price of £125,000.

### ACCOMMODATION

The site area is approximately 0.19 hectares (0.46 acres)

The existing warehouse building on site has a gross internal area, across three floors, of 1,940.6 sq m (20,889 sq ft)

### OTHER INFORMATION

**Local Authority** - North East Lincolnshire Council

**Rateable Value** - £21,000

**EPC** - We do not believe that an EPC is applicable as the property is to be demolished / redeveloped.

**Services** - We are advised that all mains services are either connected, or available for connection, to the site. Prospective purchasers are advised to check on the adequacy of these services for their proposed development.

**VAT** - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

**Tenure** - We have been advised by the client that the property is freehold.

**Legal Costs** - Each party will be responsible for their own legal costs in respect of this transaction.


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Notes |

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 **BOUNDARIES KEY**  
— SITE BOUNDARY

 **spawforth's**

planners | urbanists | architects

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**Planning**

Client Name  
JOHN E HATH LTD.

Project No. 3397	Project Title LAND ADJACENT TO 71 PARK STREET, CLEETHORPES
Drawn By AJD	Checked By .
Drawing No. 0300-0102	Drawing Title Red Line Plan
Scale 1:500@A4	Division Architects
Date AUGUST 2011	Revision

File Path

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