

FOR SALE LAND TO THE SOUTH OF MAIN ROAD, BARNOLDBY LE BECK, GRIMSBY, DN37 0AU



**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**



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clarkweightman.co.uk



Approx 0.6 hectares (1.5 acres) - potential for residential development (STP)



GENERAL COMMENTS

The land is situated to the south of Main Road, Barnoldby le Beck. We calculate (using Promap) that the total site area, including access road, is approx. 0.6 hectares (1.5 acres). Barnoldby le Beck is a popular and exclusive village situated 5½ miles to the south west of Grimsby town centre and is home to around 230 people. The village is readily accessible to the A18 which in turn provides access to the national motorway network at Barnetby Top. The village has some of the highest house prices in the wider North East Lincolnshire Council area.

The available land is accessed from Main Road with the access being adjacent to The Georgian House. The land has a maximum width of approx. 145m (475ft) and a maximum depth of approx. 35m (115ft). The site is surrounded by high quality residential dwellings offering future development potential. Interested parties are advised to make their own enquiries of the Local Planning Authority.

PRICE The land is being offered for sale on an unconditional basis for £150,000.

OTHER INFORMATION

Viewing: The land can be viewed from Main Road without prior appointment.

Local Authority: North East Lincolnshire Council.

Services: As far as we are aware no services are connected to the land. Prospective purchasers should make their own enquiries as to the availability of services in the immediate area.

VAT: To the best of our knowledge VAT is not applicable to this transaction.

Tenure: The property is freehold. Please note that the owners of adjoining properties have rights of access across the existing access road from Main Road and through the site. It is understood that the route (running east to west) can be changed provided that access is maintained.

Access Road: There will be an obligation on the purchaser to tarmac the first 10m of the access road at the junction with Main Road and to gravel the length of the access road (north to south) from Main Road.

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



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