

**Station Road, Brigg DN20 8XB****Freehold On Application****PENDING****Land - Residential****Land****0.9 Acres (0.36 Hectares)**

- Over 55's Residential Outline Planning
- Development Opportunity
- Adjacent to Brigg Train Station.
- Joint Venture or Freehold Sale Possibility

LOCATION

The site is situated to the north east of Brigg town centre, adjacent to the train station and the current Stenetts Market Stall.

The site is situated 4 miles from Junction 4 of the M180 motorway, which provides access to the M1, M18, M62, and M181. Doncaster is 31 miles to the west of the site with Grimsby 19 miles east and Hull 22 miles north of the site.

**DESCRIPTION**

The site comprises 0.83 acres of land with outline planning permission for over 55's residential accommodation.

There is a right of way granted over the site which provides access to Brigg Train Station.

The site is offered by either JV with an Over 55's developer or by way of Freehold sale.

ACCOMMODATION

0.9 Acres (0.36 Hectares)

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

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For details of further properties www.barnsdales.co.uk

VALUATION SERVICES

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

THINKING OF SELLING BY AUCTION?

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.



AVAILABILITY

Freehold On Application

SUBJECT TO CONTRACT

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ANTI MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photo card driving licence or passport and a recent utility bill.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

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Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.