

FOR SALE BY PRIVATE TREATY



0.996 hectares (2.46 acres)

Residential Development Land, Poor's End, Grainthorpe, LNI 1 7JB

- Attractive Greenfield Site
- Reserved matters planning consent granted
- No Section 106 requirements
- Potential additional payment from ransom strip to adjoining development land

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**COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION**



LOCATION

Grainthorpe is a small village situated on the A1031 which runs between Grimsby and Mablethorpe.

The village lies to the east of the Lincolnshire Wolds with the market town of Louth 11 miles to the west and Grimsby, and Cleethorpes are 15 miles to the north.

DESCRIPTION

The land lies on the northern edge of the village and extends to approximately 0.996 hectares (2.46 acres).

The land is of regular shape having frontage to High Street and Poor's End. The land rises gently from Poor's End and is elevated slightly above the surrounding land and buildings.

Access is to be taken off Poor's End once this is improved and widened.

The north east boundary is formed by a deep drain and part of the southern boundary is formed by gardens of a residential property

ADJOINING LAND

Planning permission was granted in June 2017 for outline consent to erect five dwellings on land adjacent to the subject land being land to the rear of the Paddocks. (Reference East Lindsey District Council N/062/00329/17.)

Access to service this development is to be taken through the subject land and there is a condition that the road width at Poor's End has to be widened to 4.8 metres for the length of the road between the junction of High Street and Poor's End and the proposed access into the site. This applies to the subject land in any event.

TOWN PLANNING

Outline planning consent has been granted for the erection of up to 14 dwellings (ref N/062/00499/15) on the 10th March 2016.

Reserved matters consent was granted on the 26th June 2019 (ref N/062/00030/19) for the erection of 12 houses and 2 bungalows, two detached garages, construction of a vehicular access, internal access roads and attenuation pond.

This consent is for a mix of 3 and 4 bedroom detached properties (6 detached dwellings, 6 semi-detached houses and 2 single storey bungalows)

The outline planning consent requires the carriageway of Poor's End to be increased to 4.8 metres in width which will incorporate a 1.8m width footpath for the majority of its length narrowing to 1m on its approach to Poor's End junction with High Street.

We understand that the strip of land required to facilitate this widening is available to the owner by way of an option to purchase at a cost of £2,000.

OTHER INFORMATION

Local Planning Authority: East Lindsey District Council.
Telephone 01507 601111

Services: We understand mains water, electricity and drainage are available nearby. These services have not been tested and prospective purchasers are advised to check on their suitability and capacity for their proposed development.

Details correct as at November 2020.

TERMS The property is offered for sale by private treaty, freehold and with vacant possession at a guide price of £495,000.



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LAND AT POOR'S END GRAINTHORPE LN11 7JB



View along Poor's End



A view of the land from the north east