



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Westrum Lane, Brigg, DN20 9EY



Sanderson
Weatherall





Key Points

- Residential development opportunity
- Approx. 0.49 hectares (1.21 acres)
- Located with wide frontage to Westrum Lane
- Outline planning permission for up to 9 dwellings
- All reserved matters outstanding
- Guide price: Offers over £350,000

Location

The site is part of an agricultural field to the south of a linear housing development of detached two storey dwellings at the southern end of Brigg. It is close to the North Lincolnshire boundary with West Lindsey. Brigg has a population of 5,635 people according to the 2021 Census and provides a good range of facilities and amenities, including a pedestrianised shopping area, Lidl, Tesco and Aldi supermarkets and two large senior schools. Brigg is a small market town in North Lincolnshire, 7 miles from Scunthorpe to the West, 14 miles from Hull to the North; 17 miles from Grimsby to the East and 22 miles from Lincoln to the South. Brigg is adjacent to the M180 offering good links to the national motorway network.

Description

The available site is available for sale as one lot. It is currently fronted by a section of single width public highway which will need to be widened. The site has a grass verge and a hedgerow which runs along the full frontage and there is currently a single farm gate opening for access in to the field. Beyond the front hedging the site forms a rectangular shaped area of open grassed field which is part of a much larger agricultural field. There is no defined rear boundary at present on site between the land for sale and section of field. The approximate location of the rear boundary is shown on the attached OS extract. This has been taken from the outline planning consent details.



Site Area

The site area has been calculated using Promap as follows:

0.49 hectares

1.21 acres

Price

The freehold interest is offered for sale with vacant possession at a guide price of offers over £350,000.

Local Authority

North Lincolnshire Council

Planning

Outline planning consent was approved under Appeal Ref: APP/Y2003/W/22/3297397 on 4th January 2023. A copy of the Appeal Decision is available from the Agents office on request.

Services

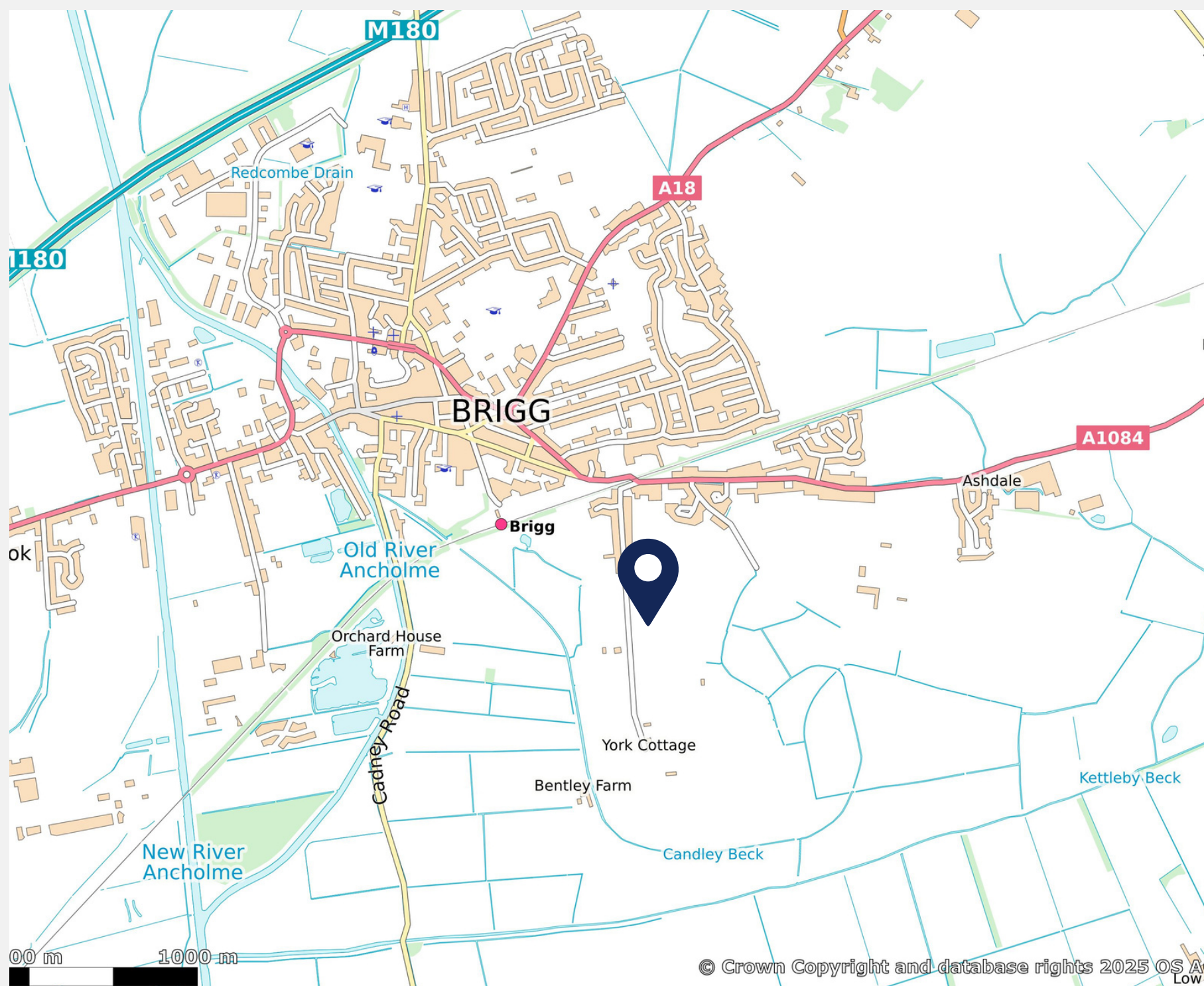
We understand that all mains services are available for connection. Prospective purchasers are advised to satisfy themselves as to the availability of services with the statutory service providers and confirm costs of connection.

VAT

The price quoted is exclusive of VAT.

Access to Rear Land

A vehicular access from the front public highway to the land to the rear will be required at all times.



Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

The sites can be viewed from the highway without the need for a prior appointment. If site access is required, or for any further information, please contact the Sole Selling Agents:

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