



FOR SALE

REDEVELOPMENT OPPORTUNITY (STP)

Fairlawn, 1A Pelham Road, Grimsby, DN34 4SU



Sanderson
Weatherall



Key Points

- Redevelopment Opportunity (STP)
- Grade II Listed former educational premises
- Substantial detached property in 0.7 acres
- Town Centre location, just off Bargate

Location

The property is located on Pelham Road in Grimsby. This is primarily a residential area on the edge of the main town centre with access being gained from Bargate. Other uses in the immediate vicinity include St James School and The Business Hive managed office space.

Bargate is a main arterial road providing access in to the town centre from Scartho. It is on a regular bus route. The location benefits from ease of access to the town centre and associated amenities.

Description

Fairlawn was built in 1885 as a private house with the main building being of two storey brick construction under a pitched slate roof. The property has subsequently been extended. Internally a notable feature is the main hallway with ornate wooden staircase and moulded plasterwork in the main rooms.

The property is Grade II Listed. Whilst the property is now vacant it has in more recent years been used for educational purposes.

The property stands in extensive grounds, extending to approx. 0.7 acres. The main entrance to the property is from Pelham Road.

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.

Accommodation

Additional photographs of the property can be viewed on our website.

Copy floor plans are available upon request.

Net Internal Area:	354 sq m	3,816 sq ft
Gross Internal Area:	418 sq m	4,500 sq ft
Site Area:	0.27 ha	0.7 acres

Terms: The property is offered for sale at a Guide Price of £300,000. The seller will consider entering into a conditional contract subject to the buyer obtaining planning consent for the redevelopment of the property. 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.

ADDITIONAL INFORMATION

Tenure: The property is Freehold

Local Authority: North East Lincolnshire Council

Local Authority Charges: We are awaiting confirmation as to whether the property is included in the Rating or Council Tax lists.

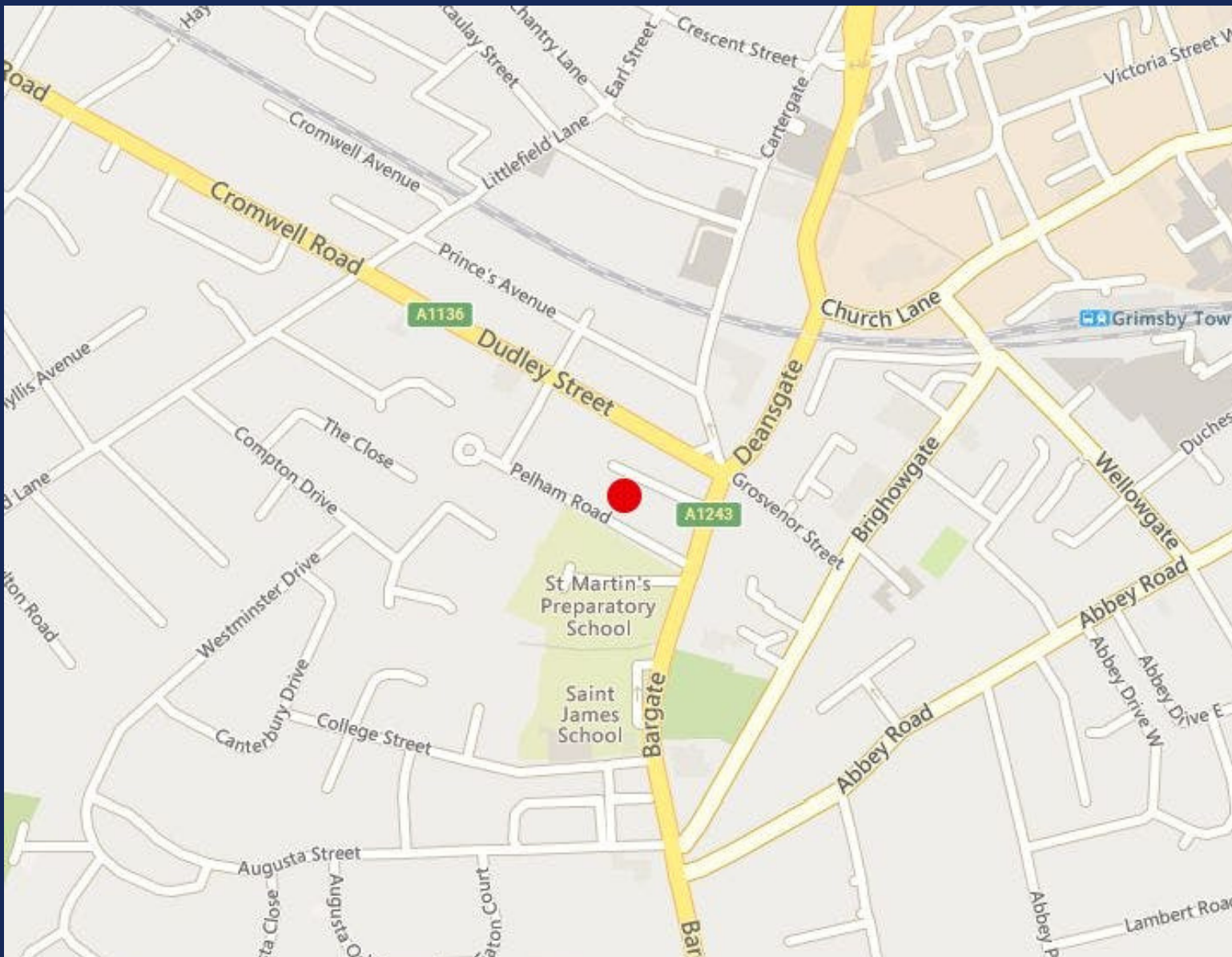
EPC: To be confirmed

Services: Prospective buyers should make their own enquiries in respect of the availability of mains services to the property.

VAT: The purchase price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs .





Viewings

Viewings and Further
Information:

Viewings are strictly on an
accompanied basis, by prior
appointment, please contact the Sole
Selling Agents:

Carl Bradley
07971 875863
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Rob Hutchinson
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