

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

77-79 High Street, Wootton, DN39 6RR

Sanderson Weatherall



Key Points

- Residential Development Opportunity
- Planning permission granted for three houses
- Frontate to High Street
- Attractive North Lincolnshire village

Location

The development opportunity is located on the south side of High Street close to the junction with Cherry Lane. This is an established residential area forming part of the village of Wootton. High Street is the main road running through the centre of the village Wootton has a population of around 500 people and is situated 5 miles south-east of Barton upon Humber, 7 miles north-east of Brigg and 3 miles north of Humberside Airport and 7 miles to the west of Immingham.

Description

The property comprises a residential development opportunity. Planning permission was granted on Appeal on 31 October 2024. The planning consent is described as “outline application for the demolition of an existing workshop and erection of a residential development of three dwellings with associated access”.

The site layout plan forming part of the application shows a pair of semidetached two bedroom houses on the High Street frontage with a further detached three bedroom house to the rear of the site.
A copy of the Appeal Decision is available on request. Interested parties are advised to review the full suite of documents and drawings on North Lincolnshire Council’s Planning Portal - Ref PA?2022?2217.

Site Area
The site area is calculated at approx. 0.07 hectares (0.17 acres)







Terms

The property is offered for sale at a **Guide Price of £160,000**

ADDITIONAL INFORMATION

Tenure: The property is Freehold

Local Authority: North Lincolnshire Council

Rateable Value / Council Tax

As far as we are aware the property is not in the Rating or Council Tax lists.

EPC: Not Applicable

Services

Prospective buyers should make their own enquiries in respect of the availability of 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.

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:

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

Carl Bradley
07971 875863
carl.bradley@sw.co.uk

Rob Hutchinson
07903 141594
rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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2 June 2025

Sanderson Weatherall