



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

77-79 High Street, Wootton, DN39 6RR



Sanderson
Weatherall



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: To be confirmed

Services: Mains water, electricity and drainage are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use. VAT: All rents and services charges quoted are exclusive of VAT. We are waiting for confirmation from the landlord as to whether VAT will be charged on the rent.

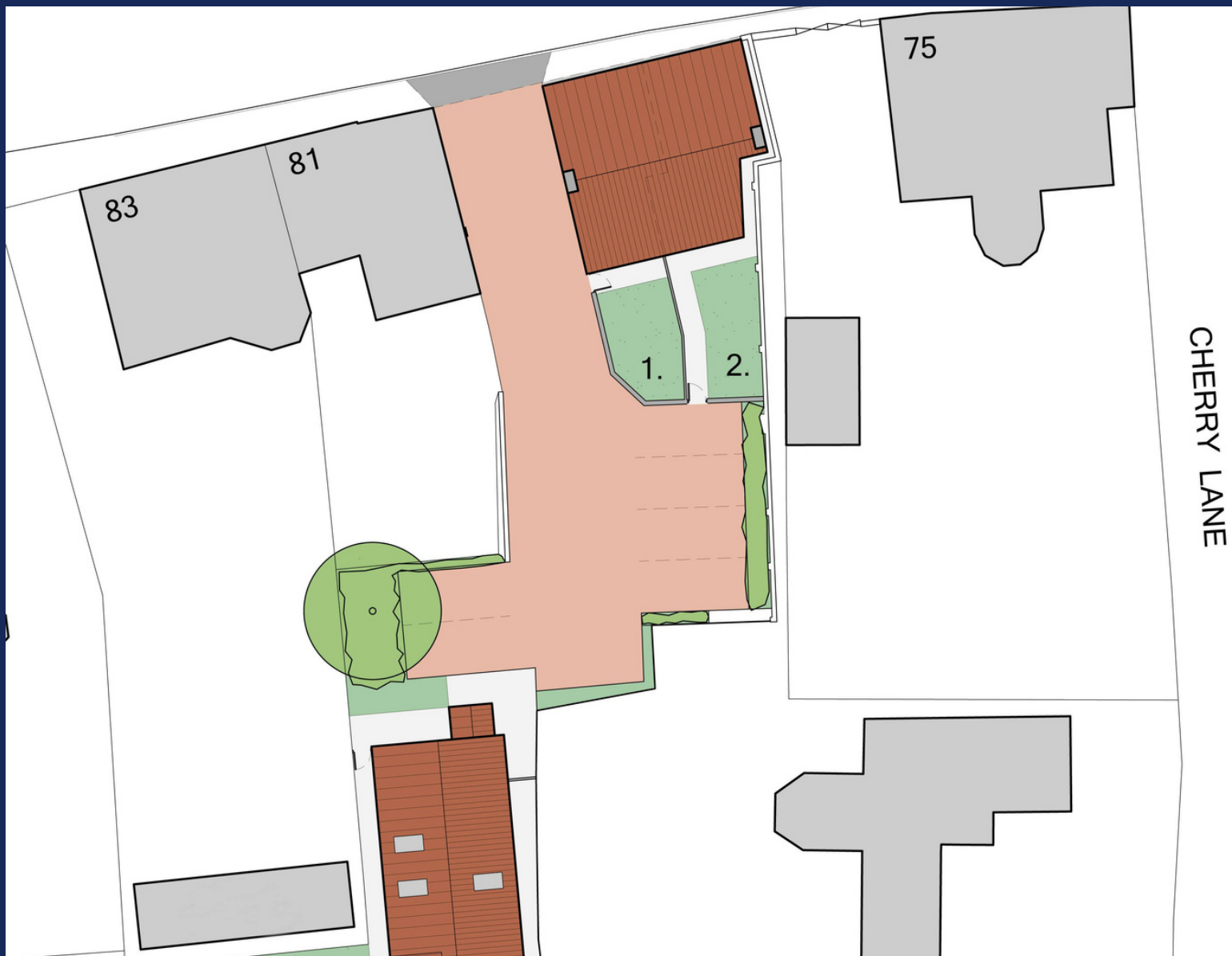
Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

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

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

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



Sanderson
Weatherall

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, 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 properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this 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 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 Sanderson Weatherall to ensure accuracy and to check the facts contained in 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. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL - September 2025.