



FOR SALE

On behalf of Daniel Hardy & Peter Loveday of Sanderson Weatherall LLP
as Joint Fixed Charge Receivers

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Clee Field View, off Ladysmith Road, Grimsby, DN32 9SD



Sanderson
Weatherall





Key Points

- On the instructions of Fixed Charge Receivers
- Residential development opportunity
- Approx. 0.71 hectares (1.75 acres)
- Located just off Ladysmith Road close to the junction with Granville Street
- Fully consented site with Phase 1 completed
- Planning permission for 40 houses
- Freehold
- Offers in excess of £650,000

Location

The opportunity forms part of the larger Clee Field View development which is situated to the west of Ladysmith Road in Grimsby approx. 1.2 miles to the south west of the town centre. Phase 1 has been completed and comprises a modern development of primarily semi detached two and three storey houses with drive-ways and gardens. The development is located close to local amenities including Lidl Supermarket, public house and medical centre. There are some commercial uses nearby.

Description

A brownfield site of approx. 0.71 hectares which has been cleared and is ready for development. The Planning Consent and master plan show a mixture of 40 semi detached and link houses each providing 2½ storeys with lounge and kitchen at ground floor, two bedrooms and bathroom at first floor and master bedroom with ensuite within the roof space.



Site Area

The site area has been calculated using Promap as follows:

0.71 hectares

1.75 acres

Price

Offers in excess of £650,000.

Local Authority

North East Lincolnshire Council

Planning

Planning permission was granted by North East Lincolnshire Council, ref DM/0965/17/REM in August 2022. Copy planning consent and supporting information is available 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.



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 site 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:

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

Chris Kevitt
07894 806032
chris.kevitt@sw.co.uk

Office Tel No: 01482 645 522

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