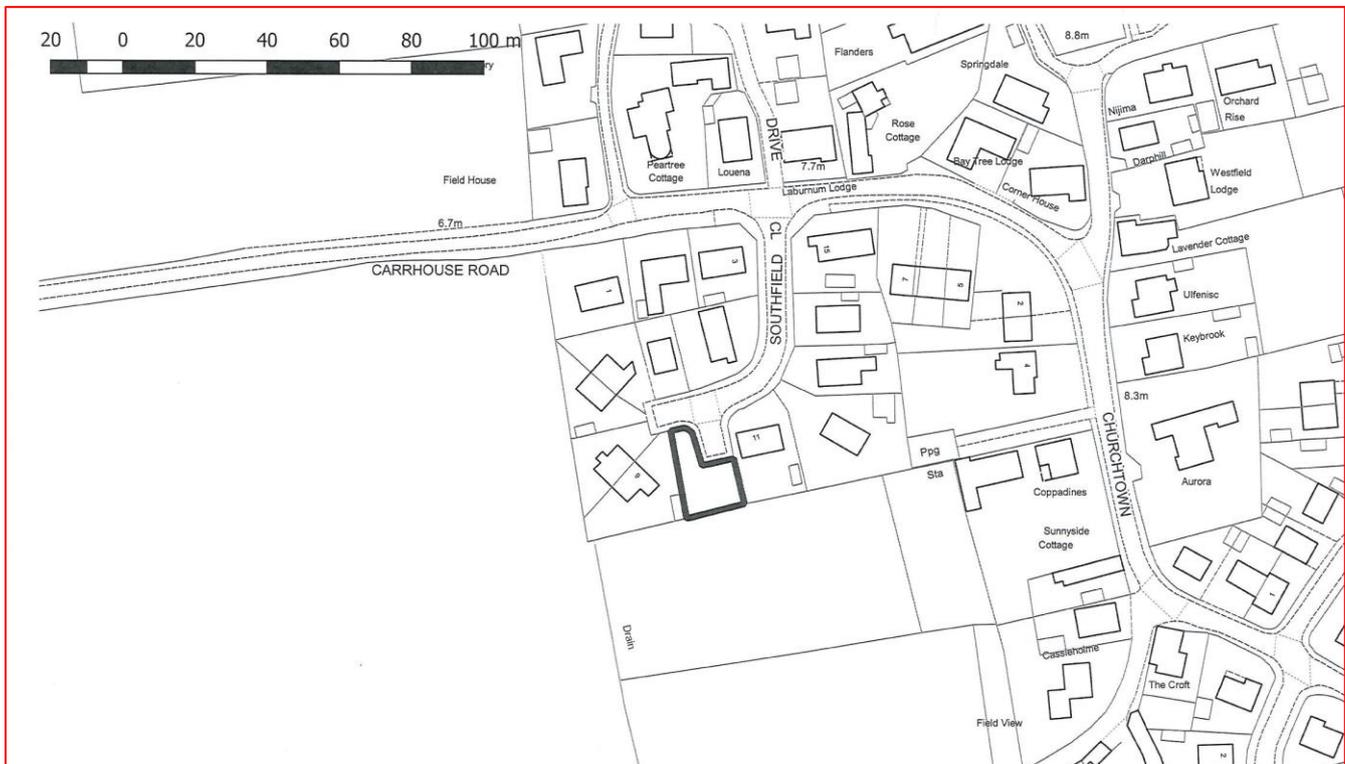


Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est. 1924



RESIDENTIAL BUILDING PLOT

**10 Southfield Close, Churchtown, BELTON,
Nr Doncaster, DN9 1NT**

- Self-build opportunity
- Full Planning Consent for small detached bungalow
- Clear and level site in a small residential cul-de-sac
- Poplar location adjoining open countryside to the rear (south)
- Mains services available



Price Guide: £69,950



Website: www.gricehunter.co.uk

LOCATION

Belton (population 2,968) is ideal commuter village only 1 mile south from M180 J2 and 1 mile north from the fashionable historic small country town of Epworth. Doncaster 14 miles, Scunthorpe 10 miles, Crowle Station 2 miles. Belton offers primary school, pre-school, nursery, church, shops, post office, hot food outlets, 2 country inns, community facilities, public hall, recreational field, surrounding countryside for walks and riding.

SERVICES

All mains services available.

PLANNING

Full Planning Consent (Ref PA/2018/1675) was granted 15/02/2017 subject to standard conditions. A copy of the approval can be viewed at the Epworth branch of Grice & Hunter during normal business hours or can be downloaded from the is the North Lincolnshire Council web-site.

LOCAL AUTHORITY

North Lincolnshire Council.
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL
Telephone 01724 297000
Email planning@northlincs.gov.uk

TENURE

Freehold.

VIEWING

At most reasonable times with the consent of the selling Agent.

SPECIAL CONDITIONS

The seller will place a condition of overage against access through the site to develop the land behind.

15 Low Street, Haxey,
Near Doncaster DN9 2LA
Tel: (01427) 752292
Fax: (01427) 754631
haxey@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

20 Oswald Road,
Scunthorpe DN15 7QJ
Tel: (01724) 866261
Fax: (01724) 853664
scunthorpe@gricehunter.co.uk

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk

The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.