

Town & Country
Property Agents

**GRICE &
HUNTER**

Chartered Surveyors
Est 1924



RESIDENTIAL DEVELOPMENT OPPORTUNITY

An agricultural building with Grant of Prior Approval for change of use to a dwellinghouse and with land extending to about 3.8 acres (1.53 hectares)

SITUATED AT

SANDBEDS LANE WESTWOODSIDE DN9 2DW

FOR SALE BY PRIVATE TREATY

Price Guide: £250,000



LOCATION

Westwoodside is located on the B1396 about 11 miles east of Doncaster and about 4 miles from the well served small town of Epworth. Motorway access via Junction 2 of the M180 is about 7 miles, with junction 3 of the M18 being about 11 miles.

The property is located on the north side of Sandbeds Lane adjacent to open countryside. The land is gently sloping and from the northern end splendid views are available over the surrounding landscape.

DESCRIPTION

The property includes a detached agricultural building of traditional concrete block and tiled construction with a gross external floor area of about 800 sq.ft/74 sq.m. The total land area extends to about 3.8 acres and has extensive frontage to Sandbeds lane. The land is down to grass and rises to the northern end of the field.

In 2018 Grant of Prior Approval was obtained from North Lincolnshire Council (PA/2018/1441) for determination of the requirement for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3).

This is a rare opportunity to acquire a property with superb development potential.

OUTGOINGS

A drainage rate is payable to the Isle of Axholme and North Nottinghamshire Water Level Management Board.

TENURE

Freehold with vacant possession.

SERVICES

Mains water and electricity are connected.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold to and with the benefit of all the existing wayleaves, easements, covenants and right of way, whether or not disclosed.

PLANS AND AREAS

Plans for illustration purposes only and not to scale. Not intended to depict exact site boundaries.

PLANNING DEPARTMENT

North Lincolnshire Council
Civic Centre
39 Ashby Road
Scunthorpe
DN16 1AB

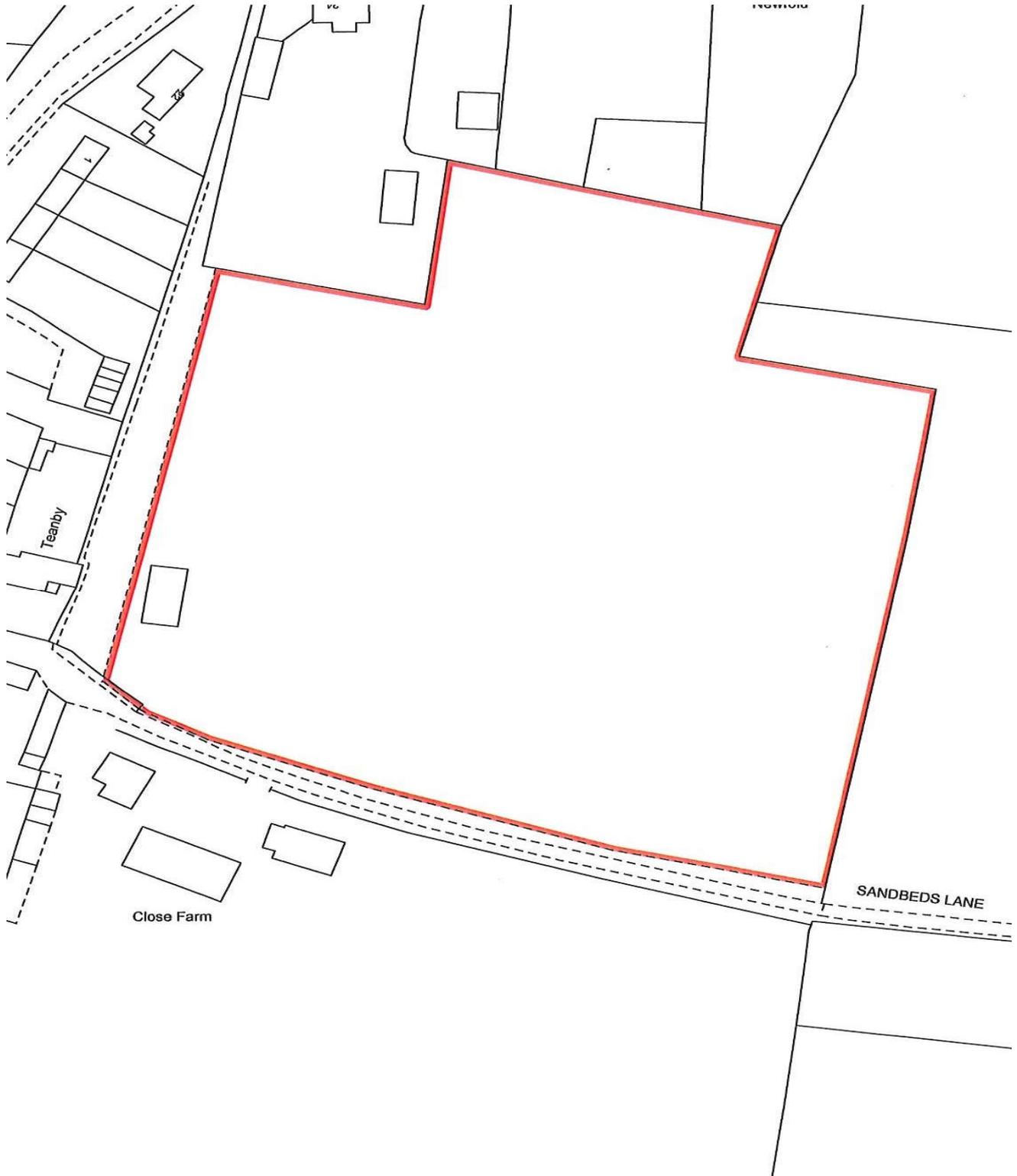
VIEWING

The property can be viewed from the roadside during reasonable daylight hours with a copy of these particulars.

There is livestock on the land so viewers are requested not to enter the field. Internal inspection of the building can be arranged by appointment.



For illustration purposes only. Not intended to depict exact site boundaries.



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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.