

DEVELOPMENT  
OPPORTUNITY



**CENTRAL VILLAGE DEVELOPMENT OPPORTUNITY**  
**ROXBY, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 0BL**  
**FOR SALE WITH OUTLINE PLANNING FOR THREE DWELLINGS**





# CENTRAL VILLAGE DEVELOPMENT OPPORTUNITY

**ROXBY, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 0BL**

(Scunthorpe 5 miles, Humber Bridge 10 miles)

## FOR SALE BY PRIVATE TREATY

**FREEHOLD WITH VACANT POSSESSION**

### Introduction

This is an outstanding opportunity to purchase a site in the desirable small North Lincolnshire village of Roxby, which has the benefit of outline planning permission for three new build dwellings.

#### Location

The land is situated off North Street in Roxby, approximately two miles south of the town of Winterton and five miles north east of the town of Scunthorpe. The sought after village of Roxby sits on the Lincolnshire Cliff overlooking the Humber Estuary. The town of Winterton offers local shops, excellent primary and secondary schools, public houses, public transport connections, a church, village hall and library. Junction 4 of the M180 lies approximately nine miles to the south of the property which provides for easy access onto the national motorway network.

#### Viewing

Viewing is strictly by confirmed appointment with the Vendor's Selling Agents on (01652) 653669.

#### Method of Sale

The property is offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton of the Selling Agents on 07970 126304 or (01652) 653669 to discuss their interest.

#### Tenure & Possession

The land is offered for sale freehold with vacant possession upon completion.



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worldwide



Ref: TH/SJP/BR-20/237  
Date: 09 July 2021



#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: **01652 653669**  
Ref: **Tori Heaton**

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## **DEVELOPMENT OPPORTUNITY, ROXBY, SCUNTHORPE**



### **Residential Development Opportunity - Three New Build Dwellings**

#### **Planning**

The site received outline planning consent on 23 November 2020 (application reference no. PA/2020/1422), for the erection of three dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration.

The consent was granted, subject to various conditions detailed in the decision notice, a copy of which can be downloaded from the North Lincolnshire Council website, or by e-mail from the Selling Agents, upon request.

#### **Local Authority**

Interested parties should make their own enquiries with North Lincolnshire Council Planning Department.

Telephone: 01724 297000, website: [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

#### **Services**

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

#### **Access**

The Purchaser will be responsible for creating the new access to the site from North Street. The Seller will agree with the Purchaser a suitable specification for the works having regard to the planning permission.

#### **Easements, Wayleaves and Rights of Way**

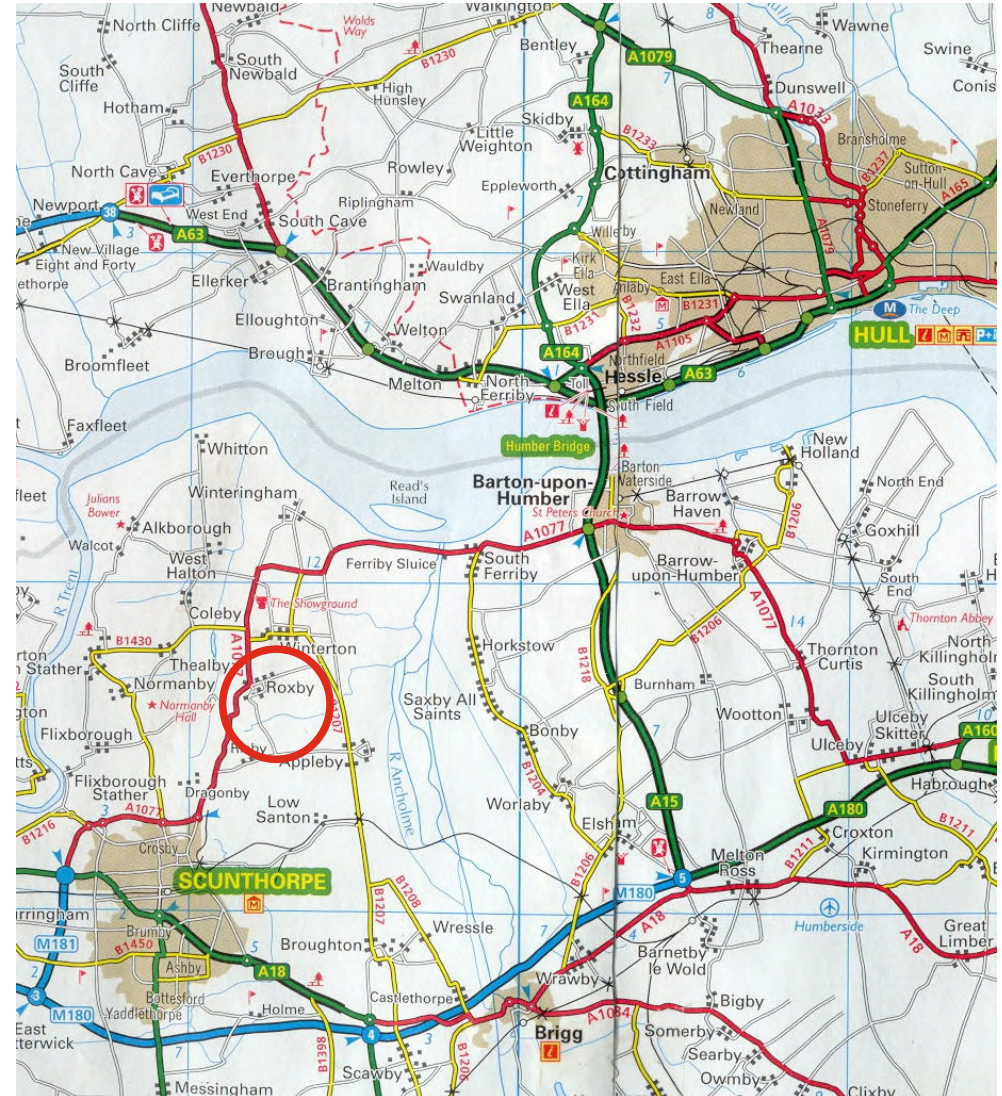
The land is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

#### **Value Added Tax**

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.



# ROXBY, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 0BL



## Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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