

DEVELOPMENT OPPORTUNITY MILL LANE KEELBY, LINCOLNSHIRE, DN41 8HB



**TOTAL SITE AREA APPROXIMATELY 5.40 ACRES (2.19 HECTARES)
INCLUDED 5.00 ACRES PADDOCK LAND**

- EXCELLENT DEVELOPMENT OPPORTUNITY/SUBJECT TO OBTAINING PLANNING PERMISSION
- GOOD ROAD ACCESS/SERVICES (MILL LANE/YARBOROUGH ROAD)
- ACCESS TO LOCAL AMENITIES

**CONDITIONAL OFFERS INVITED
FOR SALE BY PRIVATE TREATY
FREEHOLD WITH VACANT POSSESSION**

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Fax: 01652 653311
DX: 24358 BRIGG
E-mail: tony.dale@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The village of Keelby is a very popular residential area situated in the county of Lincolnshire. Located on the southern outskirts of Keelby village, which itself lies 4.5 miles to the south of Immingham and 6.7 miles north east of Caistor, the site lies only 3 miles to the East of Humberside Airport and 5 miles from Junction 5 of the M180 motorway offering excellent access to the motorway network for travelling further afield. The site has good access to services including shops, public houses, doctor's surgeries, vets, dentists, pre-schools, primary and nearby secondary schools. Access to the site is from Mill Lane and Yarborough Road.

Description

The site currently extends to approximately 5.40 acres (2.19 hectares) and comprises what is considered to be a "part Brown Field and part Green Field" development opportunity. The Brown Field area extends to approximately 0.67 acre and accommodates two general purpose farm buildings measuring 40ft x 75ft (12.19m x 22.86m) and approximately 30ft x 75ft (9.14m x 22.86m) respectively. The buildings are five bay of block wall construction with concrete floors under a corrugated fibre cement roof.



Town and Country Planning

The village of Keelby is identified in the emerging Central Lincolnshire Plan with adoption likely to be sometime in 2017. In its' favour, the redevelopment of "part Brown Field" will deliver wider social, economic and environment benefits to the area.

Residential Development Opportunity

The land could provide a number of housing alternatives, whether it be for construction of flats or town houses. Interested parties should make their own enquiries regarding the potential for planning permission to the Local Authority.

Services

Interested parties should make their own enquiries regarding connection costs and all supply matters. Mains water is connected to the general purpose buildings.

Tenure

The land is offered for sale freehold with the benefit of vacant possession. Conditional offers will be accepted subject to paying a non refundable deposit which will secure exclusivity over the site. The quantum of the deposit is to be agreed between the parties upon agreement of Heads of Terms.

Local Authority

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, DN21 2NA Telephone (01427) 676676.

Viewing

By registering an interest with DDM Agriculture, Eastfield, Albert Street, Brigg, DN20 8HS, telephone (01652) 653669 and viewing at all times being in possession of a set of these sale particulars when visiting the site.

Method of Sale

The property is being offered for sale as a whole by Private Treaty. Interested parties are invited to register their interest as soon as possible. **Conditional offers will be accepted.** The Selling Agents reserve the right to convert this Private Treaty process to Best and Final Offers at any time. Interested parties are invited to speak to Tony Dale or David Shepherd of the Selling Agents on (01652) 653669 or 07970 126302 or 07970 126304 to discuss their interest.

SITE PLAN



LOCATION PLAN



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.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.