

# DDM

## AGRICULTURE

# RESIDENTIAL BUILDING PLOTS

## LAND OFF STATION ROAD, GRASBY

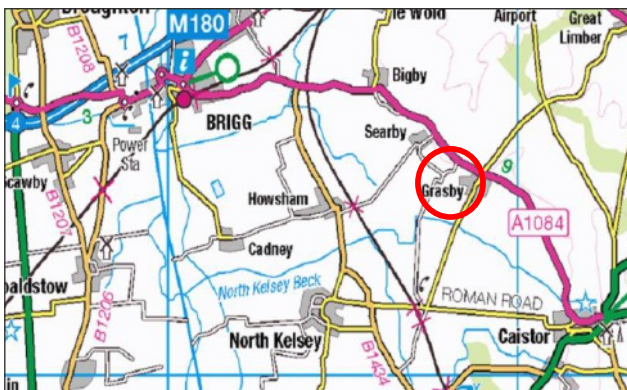
### LINCOLNSHIRE, DN38 6AP



**A VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH  
PLANNING PERMISSION FOR 2 DETACHED DWELLINGS  
FOR SALE AS A WHOLE OR IN TWO LOTS BY PRIVATE TREATY**

**GUIDE PRICE:- £175,000.00 PER PLOT**

**FREEHOLD WITH VACANT POSSESSION**



**Selling Agents**  
**DDM Agriculture**  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**  
Ref: Tom Norman

E-mail: [tom.norman@ddmagriculture.co.uk](mailto:tom.norman@ddmagriculture.co.uk)

Incorporating JH Pickup & Co &

**Townend  
Clegg**  
AGRICULTURE

## GENERAL REMARKS AND STIPULATIONS

### Introduction

This is an outstanding opportunity to purchase a residential site in the desirable Lincolnshire village of Grasby, which has the benefit of full planning permission for two large detached dwellings. The land can be sold as a whole or separately in two plots.

### Location

The picturesque village of Grasby is located within the West Lindsey District of Lincolnshire in the Lincolnshire Wolds. The site is accessed via Station Road. The village offers an excellent primary school, village hall and public house and falls within the catchment area for the renowned Caistor Grammar Secondary School.

Grasby is ideally placed for local and distance travel to the Humber and towns of Brigg, Grimsby and Immingham, plus Humberside International Airport and the cathedral city of Lincoln.

### Access

The access way from Station Road into the site has been built by the Vendor up to the point where the plots split.

### 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.

### 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.

### Tenure & Possession

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

### Residential Development Opportunity - Two New Build Dwellings

#### Planning

The site received outline planning consent on 30 January 2020 (application reference no. 140515), for the erection of two dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration.

The Reserved Matters application was given consent on 20 February 2023 (application reference no. 146028), subject to various conditions detailed in the decision notice, a copy of which can be downloaded from the West Lindsey District Council website, or by e-mail from the Selling Agents, upon request.

#### Local Authority

Interested parties should make their own enquiries with West Lindsey District Council Planning Department.

Telephone: 01427 676676,  
website: [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk).

#### 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.

#### Viewing

The land can be viewed at any time during daylight hours when in possession of a set of sale particulars.

#### Method of Sale

The property is offered for sale by Private Treaty. Interested parties are invited to speak to Tom Norman of the Selling Agents on 07920 232135 or (01652) 653669 to discuss their interest.



#### 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 purchaser(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.