

# RESIDENTIAL DEVELOPMENT SITE

## SPRINGHEAD FARM, HIGH STREET

### FLIXBOROUGH, SCUNTHORPE, DN15 8RL



**CENTRAL VILLAGE RESIDENTIAL DEVELOPMENT OPPORTUNITY OUTLINE  
PLANNING PERMISSION FOR 3 DETACHED RESIDENTIAL DWELLINGS**

**FOR SALE AS A WHOLE BY PRIVATE TREATY**

**GUIDE PRICE £275,000.00**

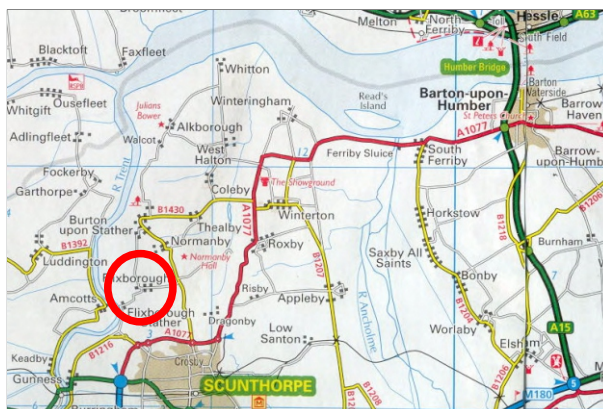
**FREEHOLD WITH VACANT POSSESSION**

#### Solicitors

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LN5 7AY

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#### Selling Agents

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Eastfield  
Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**  
**DX: 24358 BRIGG**

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## **GENERAL REMARKS AND STIPULATIONS**

### **Location**

The sought after village of Flixborough is conveniently located approximately 4 miles north of Scunthorpe and 14 miles south west of the Humber Bridge. The village has amenities including the Grade II listed Anglican Church, Village Hall and is approximately 2 miles from Normanby Hall Country Park and Golf Club.

### **Description**

This is an outstanding opportunity to purchase a site in the desirable small North Lincolnshire Village of Flixborough. There are three plots in total, having the benefit of Outline Planning Permission.

The site is currently vacant.

### **Development Potential**

The site received outline planning consent on 23 October 2020 (application reference No. PA/2020/1062) for the erection of 3 no. dwellings—all matters reserved.

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 upon request via our online data room.

### **Local Authority**

Interested parties should make their own enquiries with North Lincolnshire Council  
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**

There will be a right of way reserved by the Seller over the access to the public highway, for the benefit of the adjoining property known as Springhead Farmhouse. The Seller will agree with the Buyer a suitable specification for the surface of the access.

### **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.

### **Tenure and Title**

The land is to be sold freehold with vacant possession upon completion. The site forms part of Title Number HS357257. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title. Title documentation is available on request to download from our online data room.

### **Tenure & Possession**

The property is offered for sale freehold with the benefit of vacant possession on completion.

### **Value Added Tax**

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

### **Viewing**

Viewing is available in reasonable daylight hours with a copy of these particulars.

### **Method of sale**

The property is being offered for sale by Private Treaty. Interested parties are invited to speak to Tori Heaton (07970 126304) of the Selling Agents, or contact the office on (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 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.