



DEVELOPMENT  
OPPORTUNITY

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**LAND OFF OLD POST OFFICE LANE, SOUTH FERRIBY, DN18 6HH**





# CENTRAL VILLAGE DEVELOPMENT OPPORTUNITY

## SOUTH FERRIBY, NORTH LINCOLNSHIRE, DN18 6HH

(Scunthorpe 11.5 miles, Humber Bridge 4 miles, Hull 15 miles)

### FOR SALE BY PRIVATE TREATY

#### FREEHOLD WITH VACANT POSSESSION

#### Introduction

This is an outstanding opportunity to purchase a potential development site in the desirable small North Lincolnshire village of South Ferriby. The site extends to approximately 0.33 acre (0.13 hectare) with excellent vehicular access.

#### Location

The land is situated off Old Post Office Lane in South Ferriby, approximately three miles west of the town of Barton upon Humber and eleven and a half miles north east of the town of Scunthorpe. The sought after village of South Ferriby overlooks the Humber Estuary and the land sits in an elevated position above the village and benefits from a general store and Post Office, garage, two public houses and primary school. Furthermore the neighbouring town of Barton upon Humber offers local primary and secondary schools, public houses, public transport connections, a church, village hall and library. The Humber Bridge lies approximately four miles to the north east of the site, which provides for easy access onto the national motorway network.



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professionalism  
worldwide



Ref: TH/BW/BR-19/060  
Date: 05 August 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, SOUTH FERRIBY**



### **Viewing**

The land may be viewed at any reasonable time during daylight hours in possession of a set of these sale particulars.

### **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.

### **Development Potential**

All of the land lies within North Lincolnshire Council (NLC) administrative area and within the development boundary of South Ferriby where, in principle, residential development is considered to be acceptable. The site is substantially elevated from the road and is located in Flood Zone 1 and is therefore considered at low risk of flooding. The site is surrounded by residential development on all sides and has two previous planning permissions granted, which have subsequently lapsed;

PA/2009/0973. Granted 29 September 2009 - Outline planning permission to three dwellings.

PA/2017/2090. Granted 29 March 2018 - Outline planning permission to erect three bungalows with all matters reserved for subsequent approval.

### **Local Authority**

North Lincolnshire Council  
Church Square House  
30 - 40 High Street  
SCUNTHORPE  
DN15 6NL  
Telephone: (01724) 297000

### **Services**

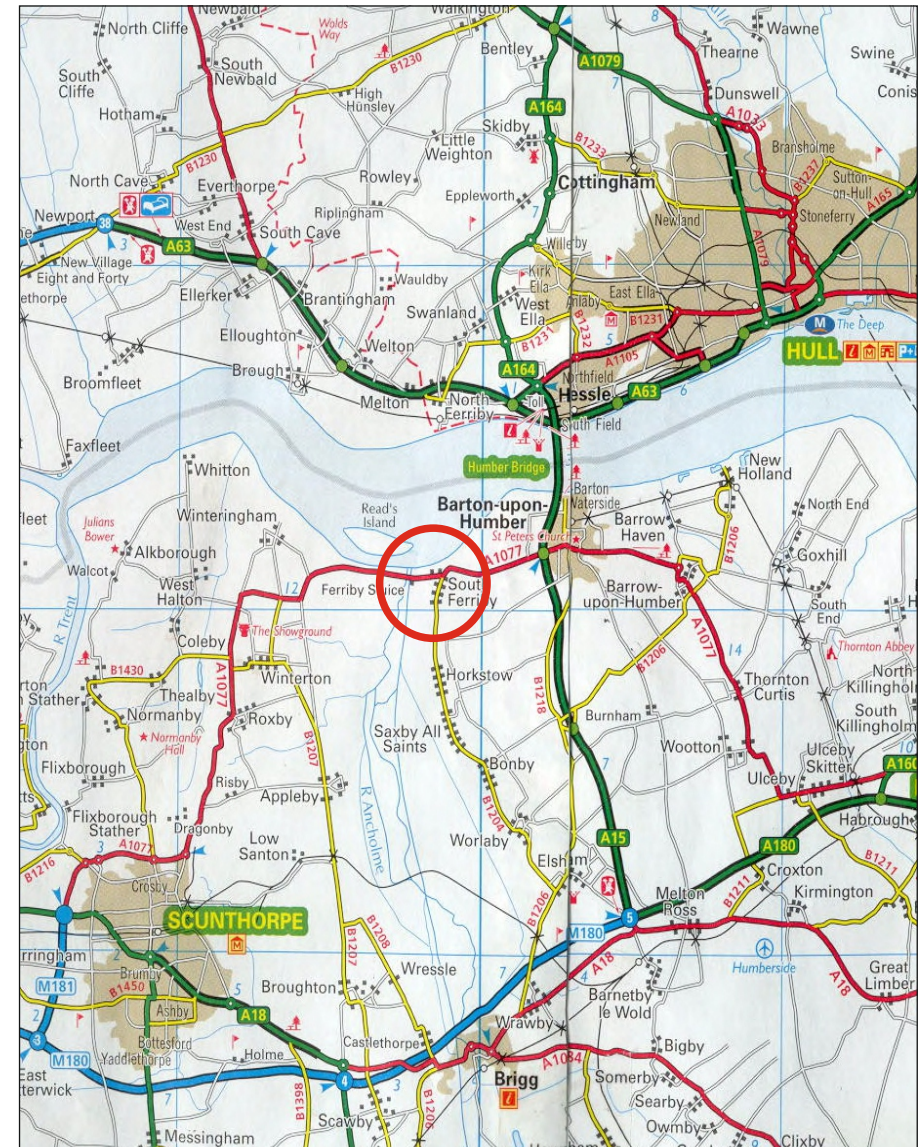
Interested parties should make their own enquiries regarding connection costs to all services and in relation to all supply matters.

### **Tenure & Possession**

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



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## 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.
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