

# MIXED CENTRAL VILLAGE DEVELOPMENT OPPORTUNITY

## THE OLD HALL, ROXBY, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 0BL



- RESIDENTIAL DEVELOPMENT SITE
- BARN CONVERSION
- SEVEN BEDROOM FARMHOUSE



# THE OLD HALL

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

### MIXED CENTRAL VILLAGE DEVELOPMENT OPPORTUNITY

(Scunthorpe 5 miles, Humber Bridge 10 miles)

## FOR SALE BY PRIVATE TREATY

### FREEHOLD WITH VACANT POSSESSION

#### Introduction

Set on an approximately 0.76 acre (0.31 hectare) plot in the desirable village of Roxby, The Old Hall offers a unique mixed development opportunity with the ability to acquire a generously sized dwelling house, a new build residential development site with the benefit of outline planning for three new dwellings and traditional barn complex that could lend themselves to residential conversion, subject to obtaining the correct planning permission.

Note: The site is offered for sale as a whole, however, the Vendor may consider selling the site as three separate units, subject to negotiation.

#### Method of Sale

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

#### Tenure & Possession

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

#### Viewing

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

#### Location

The property 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.



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worldwide



Ref: TC/SJP/BR-20/237  
Date: 17 March 2021



#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669

Ref: Tori Clinch

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



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



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

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. The site is currently vacant.

### **Development Potential**

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.

## THE OLD HALL, ROXBY, SCUNTHORPE

### **Property Description - The Old Hall**

This substantial period property could be the perfect family home, set in an attractive village location. The traditional built stone farmhouse boasts seven bedrooms, three reception rooms, a fitted kitchen, gas central heating and partial double glazing.

The accommodation comprises: -

### ***Ground Floor***

Entrance Hall - traditional basket weave wooden flooring.

Drawing Room – single aspect, open fireplace, wooden Parquet flooring with one radiator.

Formal Dining Room – dual aspect, traditional low height wooden panelling, open fireplace, two radiators, with adjoining open plan serving area.

Living Kitchen – red terracotta tile flooring with hand painted shaker style wall and base units, Rangemaster cooker, dishwasher and double stainless steel sink. Two inbuilt pantries. Dual aspect with door leading to garden.

Utility room with low flush WC, pedestal wash hand basin, plumbing for condensing dryer and automatic washing machine.

Sitting Room – dual aspect with two radiators.

Office – dual aspect with traditional wooden half height panelling, open fireplace and one radiator.

Rear Entrance Hall – single aspect, with lockable under stairs storage.





## THE OLD HALL, ROXBY, SCUNTHORPE



### ***First Floor***

Master Bedroom – double bedroom with dual aspect and two radiators.

En-suite Bathroom – two windows with high flush WC, bidet, pedestal wash hand basin, bath with shower over, separate shower enclosure, two radiators and two large vanity units. Traditional wood floors with half height wood panelling surround.

Bedroom 2 – double bedroom with traditional cast iron fireplace, single aspect with stairs to Master Bedroom.

### Hallway

Family Bathroom 1 – low flush WC, panelled bath, separate shower enclosure, large vanity with integrated sink and one radiator.

Bedroom 3 – single aspect double bedroom with one radiator.

Bedroom 4 – single aspect double bedroom with integrated bedroom furniture and two radiators.

Bedroom 5 – single aspect double bedroom with one radiator, door to hall and landing.

Bedroom 6 – single aspect double bedroom with one radiator.

Bedroom 7 – single aspect double bedroom with one radiator.

Family Bathroom 2 – low flush WC, pedestal sink, shower over panelled bath with one radiator.

### **Outgoings**

North Lincolnshire Council Tax Band 'G'  
2020/21 Charge: £3,028.67

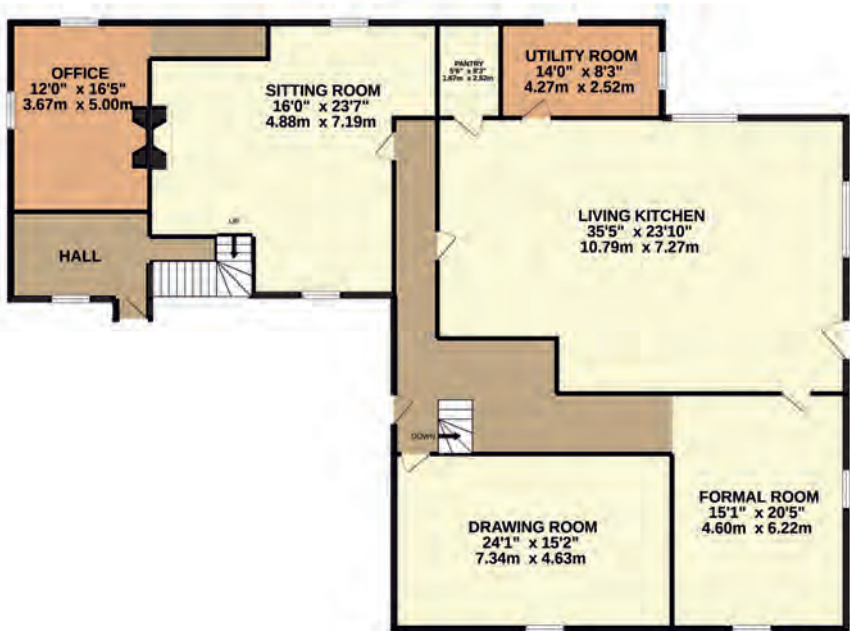
### **Energy Performance Certificate**

The EPC rating is band E.

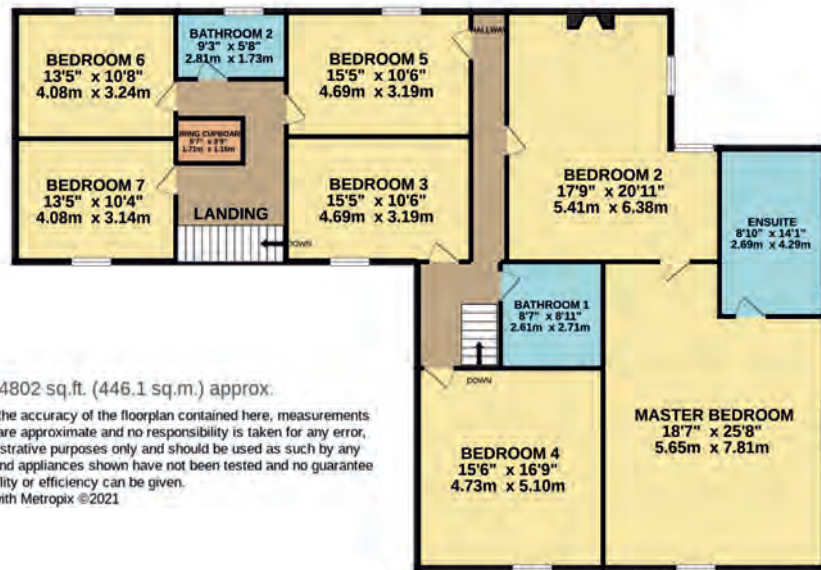


# THE OLD HALL, ROXBY, SCUNTHORPE

**GROUND FLOOR**  
2668 sq.ft. (247.9 sq.m.) approx.



**FIRST FLOOR**  
2134 sq.ft. (198.3 sq.m.) approx.



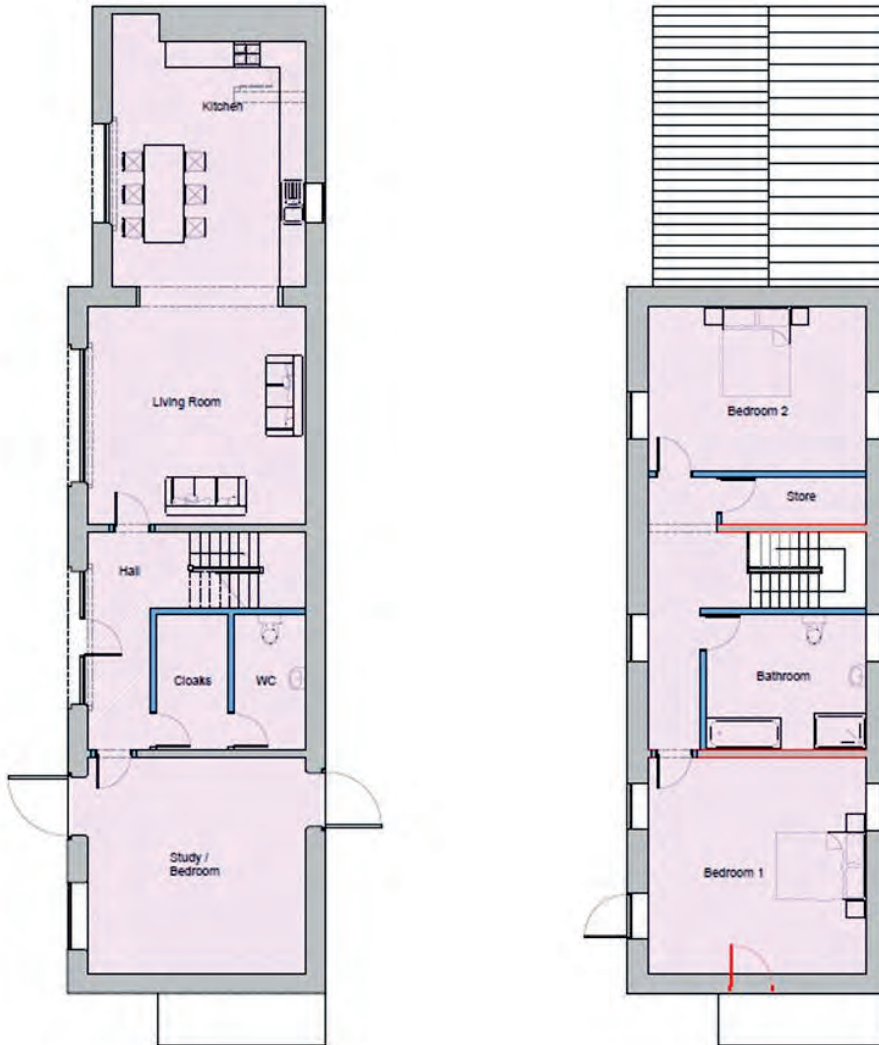
**TOTAL FLOOR AREA : 4802 sq.ft. (446.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BARN CONVERSION, ROXBY, SCUNTHORPE

### PROPOSED FLOOR PLANS



Two attractive traditional stone barns set in a secluded courtyard setting within the development limits of the village of Roxby. This unique opportunity offers a barn conversion, subject to obtaining the necessary planning consents.

The property comprises a two storey stone built barn with red brick detailing under a slate roof, external stairs to the first floor and adjoining single story car port.

The second barn is single storey, stone built with red brick detailing and under a pantile roof.

Access - the barns benefit two accesses, the first from the adopted highway to the north, "North Street" and a second being a right of access via the south of the property from "Old Barn Lane".

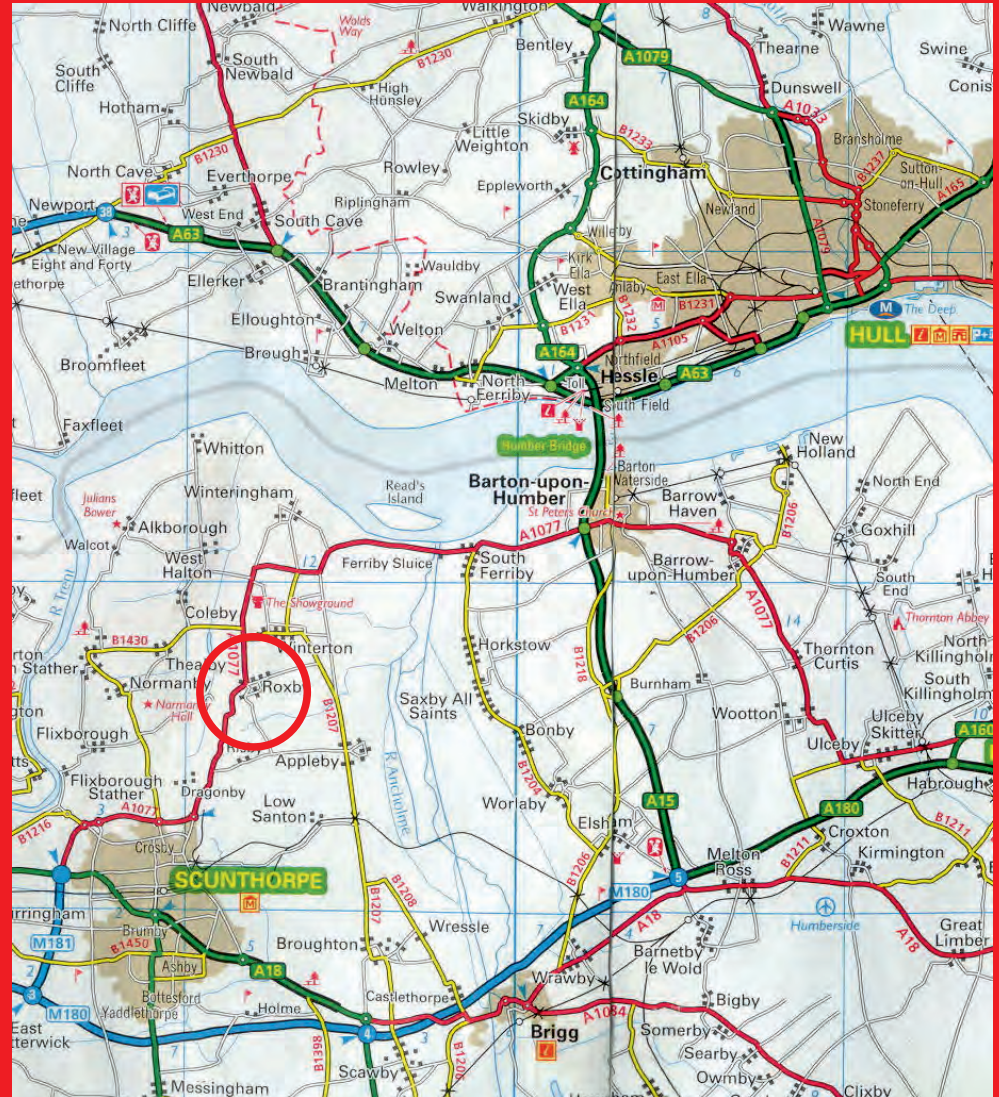




# THE OLD HALL

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### 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.
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