



BUILDERS YARD / RESIDENTIAL DEVELOPEMENT OPPORTUNITY
SUBJECT TO PLANNING
VERANDAH HOUSE, EASTOFT, SCUNTHORPE, DN17 4PN
APPROXIMATELY 1.084 ACRES (0.44 HECTARE)



BUILDER'S YARD / RESIDENTIAL DEVELOPMENT OPPORTUNITY

VERANDAH HOUSE, EASTOFT, SCUNTHORPE DN17 4PN

(Crowle 3 miles, Scunthorpe 6 miles, Goole 7 miles)

**APPROXIMATELY 1.084 ACRES
(0.44 HECTARE)
FOR SALE BY PRIVATE TREATY**

Description

The site comprises a former builder's yard located in the very heart of the small rural village of Eastoft, within the Isle of Axholme in North Lincolnshire.

Extending to approximately 1.084 acres, the site includes a well-presented bungalow (now converted into offices) and predominantly three commercial-type buildings of varying sizes and scales.

The site lies within the settlement boundary for Eastoft, and therefore the planning position is considered favourable.

Joint Selling Agents

DDM Agriculture

Eastfield, Albert Street

BRIGG, DN20 8HS

Tel: 01652 653669

Ref: **Tori Heaton**

E-mail: tori.heaton@ddmagriculture.co.uk

Screetons

25 Bridgegate

HOWDEN, DN14 7AA

Tel: 01430 431201

Ref: **Ian Screeton**

E-mail: howden@screetons.co.uk



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BUILDER'S YARD / DEVELOPMENT OPPORTUNITY, EASTOFT

Location

Eastoft is a picturesque village and civil parish in North Lincolnshire, situated within the Isle of Axholme. The nearby market town of Crowle lies approximately 3 miles to the south-west, Scunthorpe is approximately 6 miles to the south-east and the Port town of Goole is approximately 7 miles to the north.

Surrounded by open arable farmland, Eastoft is a peaceful rural settlement benefiting from excellent access to main road links. The village retains historical charm and benefits from amenities including a primary school, village hall and the renowned traditional pub, The River Don Tavern.

A wider range of facilities, including shops, secondary schools and general services, are available in nearby Crowle. The A18 and M180 are located to the south, providing convenient access to the national motorway network.

Building 1 / Office

Former bungalow converted into offices of brick construction beneath a concrete tile roof, the building benefits from uPVC double glazing, mains drainage and oil-fired central heating. Extending to approximately 1,479 sq. ft. Gross Internal Area (GIA), the accommodation provides four separate offices, a kitchenette, WC, and an archive room. The building could easily be converted back into a dwelling, subject to planning (STP).

Building 2 / Joiners Shop

15m x 18m - Three inter joining workshops, each with concrete floors, a Kerosene air heater and an extraction unit.

Building 3 / Timber Store

24m x 9.8m - Steel portal frame with a concrete fibre cement roof, mezzanine floor over part and an adjoining concrete lean-to.

Building 4 / Fabrication Shop

26.2m x 11m / 9m x 22m - Steel portal frame with brick-built walls to 6ft, over-clad with box profile sheeting to the eaves and a box profile sheet roof over a concrete floor.

Building 5 / Plant Store - Brick-built with a concrete floor and integral WC.

Yard

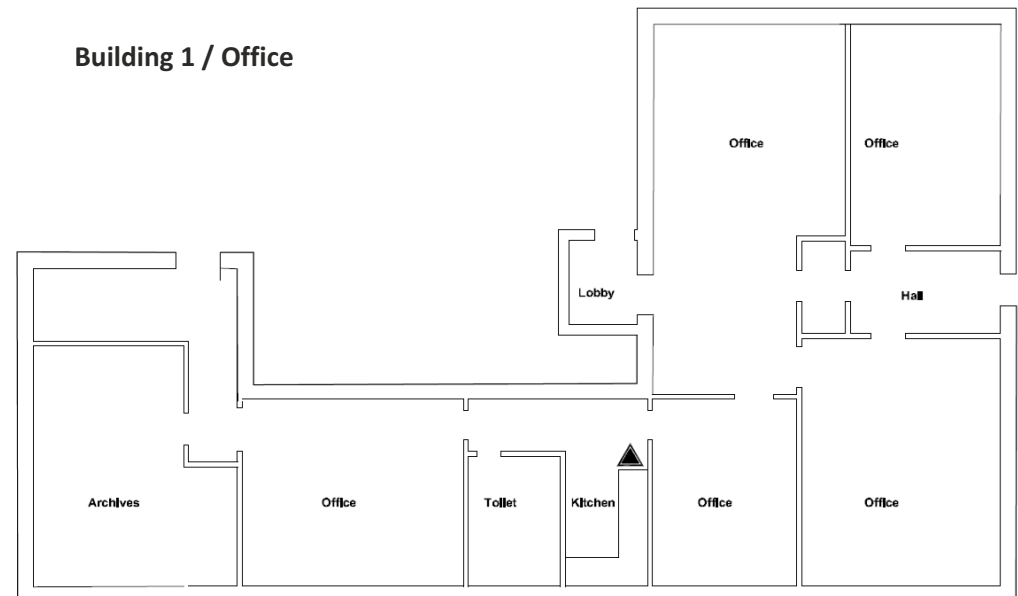
The site as a whole totals 1.084 acres and is mainly concrete and tarmac with some hardstanding.

EPC

The non-domestic building rating is band "G".



Building 1 / Office



BUILDER'S YARD / DEVELOPMENT OPPORTUNITY, EASTOFT

Planning Status/Development Potential

The site falls within the jurisdiction of North Lincolnshire Council and is, therefore, subject to planning policy guidance as set out within the North Lincolnshire Local Plan (adopted May 2003), the North Lincolnshire Core Strategy and National Planning Policy. Local planning policy is currently under review and the land has been promoted through the recent Call for Sites exercise.

The site is within the settlement boundary for Eastoft, as defined in the Housing and Employment Land Allocations DPD and, in our opinion, is well suited for residential redevelopment, in keeping with neighbouring land uses (subject to planning).

As North Lincolnshire Council cannot demonstrate a five-year housing land supply, redevelopment of the site could contribute positively to meeting the council's housing targets.

The site is located within Flood Zone 3a, however, it is noted that the entirety of Eastoft falls within the same flood risk zone and it is therefore considered that this issue is surmountable.

The Vendors have decided to sell the site unencumbered and, therefore, the full benefit of any future development will pass to the Purchaser(s) of the site.

Planning Authority

Interested parties should make their own enquiries to North Lincolnshire Council regarding the potential for any planning permissions.

Telephone: 01724 297000 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.

Legal Tenure and Title

The land is to be sold freehold with vacant possession upon completion. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title.

Easements, Wayleaves and Rights of Way

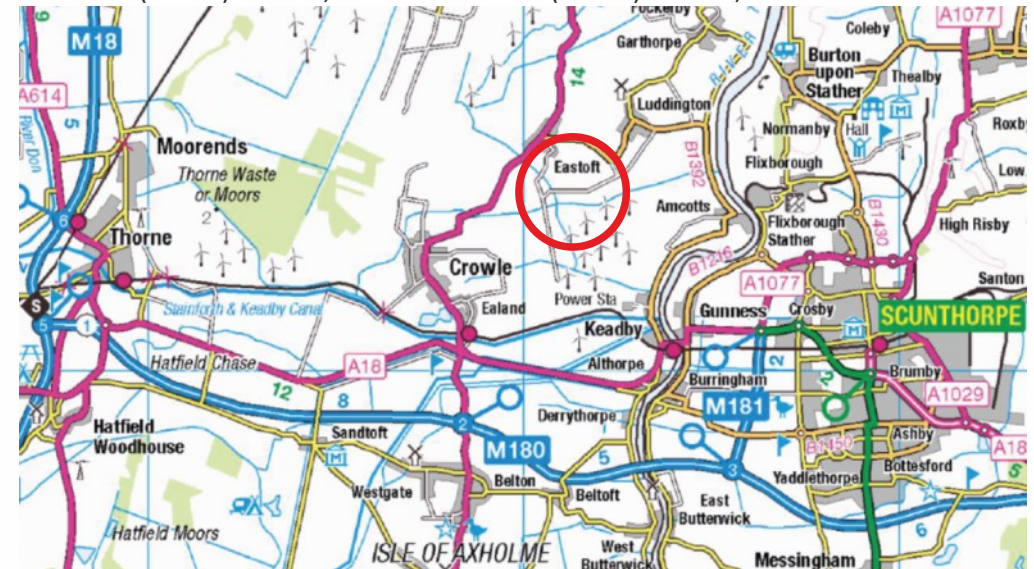
The land is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Value Added Tax (VAT)

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

Method of Sale

The property is offered for sale as a whole by Private Treaty. Interested parties are invited to speak to the Selling Agents by contacting either Cecilie Lister on 07733 706292 or (01652) 653669, or Ian Screeton on (01430) 431201, discuss their interest.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

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