

Land off Granville Street,
Grimsby, DN32 9NS

FOR SALE

Development land in popular
residential location

Accommodation extending to
c.0.67acres (0.27 hectares) overall

Planning permission for 9 residential
properties

Close to Grimsby town centre

Nearby occupiers inc. Sainsbury's
Local, Birketts Butchers, Welholme
Academy and a number of local
takeaways

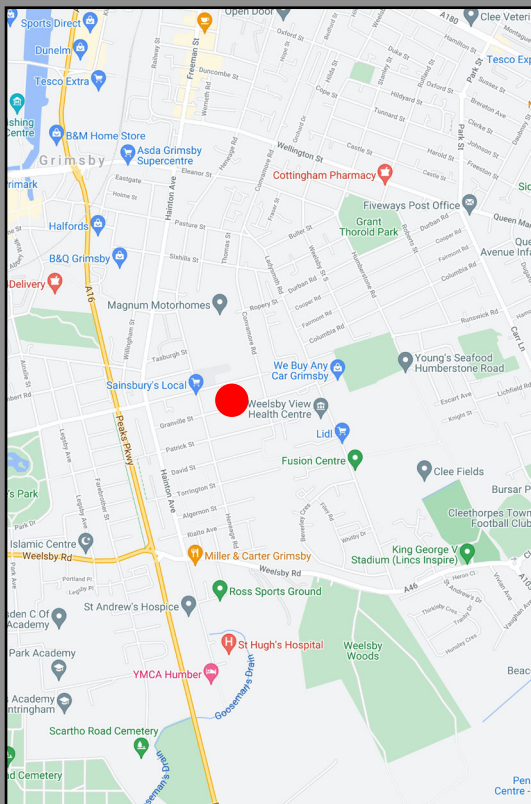
Guide Price £175,000

Scotts
01472 267000



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The town of Grimsby forms part of the larger Grimsby and Cleethorpes conurbation with a population of approximately 88,250. The town is situated approximately 27 miles east of Scunthorpe and 32 miles south-east of Kingston-upon-Hull.

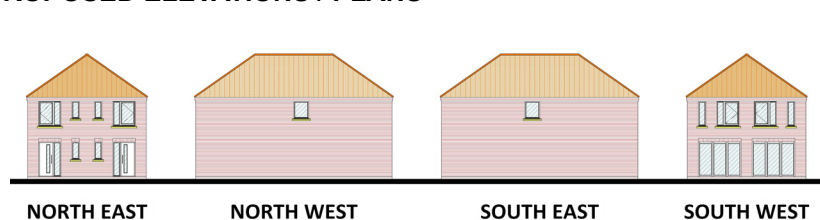
Within this context, the property comprises a new residential development site accessed via Granville consisting of a parcel of land extending to 0.67 acres (0.27 hectares).

PLANNING

Planning permission under planning reference DM/0381/17/FUL has been granted for 9 residential properties with parking.

The scheme comprises 1 pair of semi detached houses, a terrace of 3 houses and a terrace of 4 houses. Each house offers a lounge, dining kitchen, utility room and WC to the ground floor with two double bedrooms and a bathroom on the first floor.

PROPOSED ELEVATIONS / PLANS



Not to Scale - For Identification Purposes Only

DISPOSAL

The premises are offered For Sale at a guide price of £175,000.

COUNCIL TAX

Once constructed, any premises are likely to attach a council tax liability.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

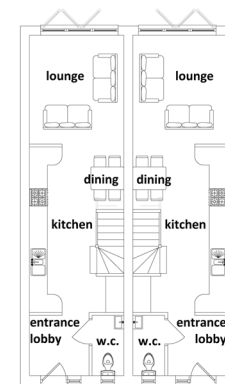
ENERGY PERFORMANCE RATING: Not applicable

FURTHER INFORMATION AND TO VIEW

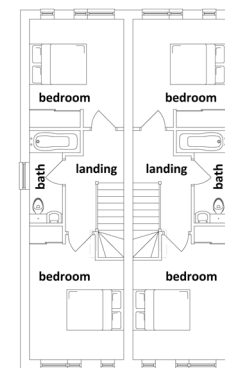
Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6837**

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