

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



PLOT A

A POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH

ABOUT 3.21 ACRES (1.29 h.a.) LOCATED ADJACENT TO

**MILL HOUSE
TOWER HILL
WESTWOODSIDE
DN9 2DH**

FOR SALE BY PRIVATE TREATY



Guide Price £250,000

DESCRIPTION

The property includes a dilapidated cottage and barn, being part of the Mill House farmstead and located next to the former Westwoodside windmill, together with a nearby field extending to about 3.21 acres.

The plot on which the building stands, shown edged red on the enclosed plan, has a total depth of about 36 metres and a width of about 16 metres.

There is an increasingly rare opportunity to acquire an historic local property for redevelopment, subject to obtaining planning consent.

There is no current planning permission in place and interested parties should make their own enquiries with the Local Planning Authority. The owners have made pre-application enquiries with the Planning Department and copies of correspondence are available from the agents.

LOCATION

The property occupies an elevated and commanding position between the villages of Westwoodside and Haxey with splendid views over the surrounding countryside and historic landscape.

The plot is located about 100 metres off Tower Hill (the B1396) and lies in open fields next to the property known as Mill House and the remains of the former Westwoodside windmill. Access to the plot and field is via an occupation lane.

The well regarded village of Westwoodside is located about 12 miles east of Doncaster and about 4 miles from the well served small town of Epworth. Motorway access via junction 2 of the M180 is about 7 miles and junction 3 of the M18 about 11 miles. Doncaster Sheffield Airport is about 9 miles.



THE LAND

A regular shaped field with extensive road frontage to Tower Hill and comprising Tithe numbers 839,840,841, 842, 843, 844,845,846 and 847.

On the Agricultural Land Classification Map the land is indicated as being of Grade 2 quality.





SERVICES

Mains water and electricity are available to Mill House. Interested parties will need to make their own enquiries with the relevant utility providers.

TENURE

Freehold with immediate vacant possession of the whole.

PLANNING AUTHORITY

North Lincolnshire Council
Civic Centre
39 Ashby Road
Scunthorpe
DN16 1AB

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

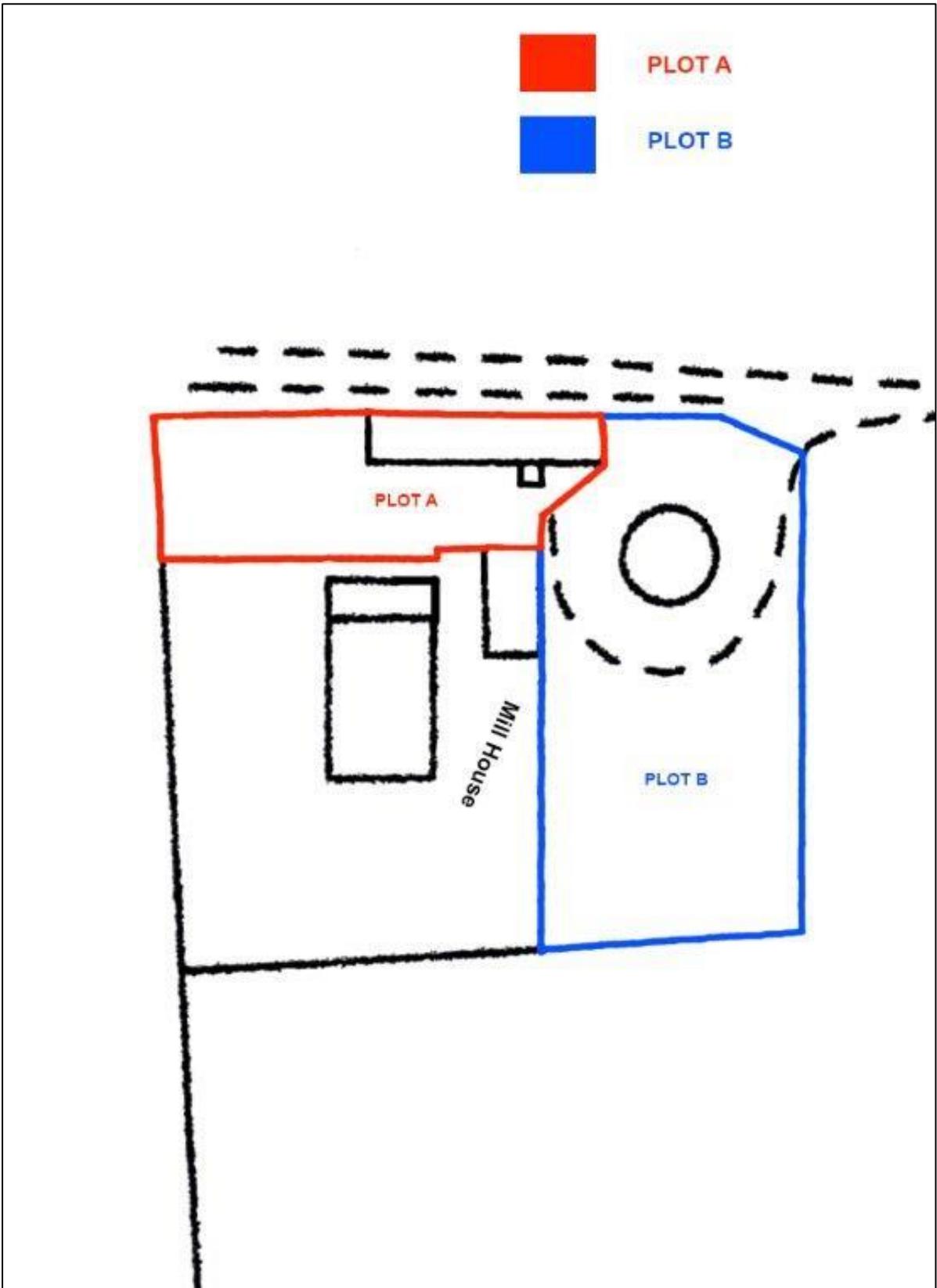
PLANS, AREAS AND PHOTOGRAPHS

Plans for illustration purposes only and not to scale. Not intended to depict exact site boundaries. Photographs include views of surrounding area.

VIEWING

By prior appointment with the agents on 01427 873684.





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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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