



PLOT B

A POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY INCLUDING

THE REMAINING PART OF THE WESTWOODSIDE WINDMILL

LOCATED ADJACENT TO

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

FOR SALE BY PRIVATE TREATY

DESCRIPTION

A potential residential development opportunity including the remaining two storey section of the former Westwoodside windmill.

Westwoodside windmill was a traditional brick built tapering tower mill, common to the Isle of Axholme and, was probably originally constructed about 200 years ago. The mill building stands on a very good sized plot having a total depth of about 40 metres and a width of about 21 metres, as shown edged blue on the enclosed plan.

The plots enjoys fine views over the surrounding landscape and towards Haxey Church.

This is a very rare opportunity to acquire an iconic building of local historic interest with potential for conversion to residential use, subject to planning permission.

There is no current planning permission for conversion or alternative use 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. Access to the mill plot 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.

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.

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.

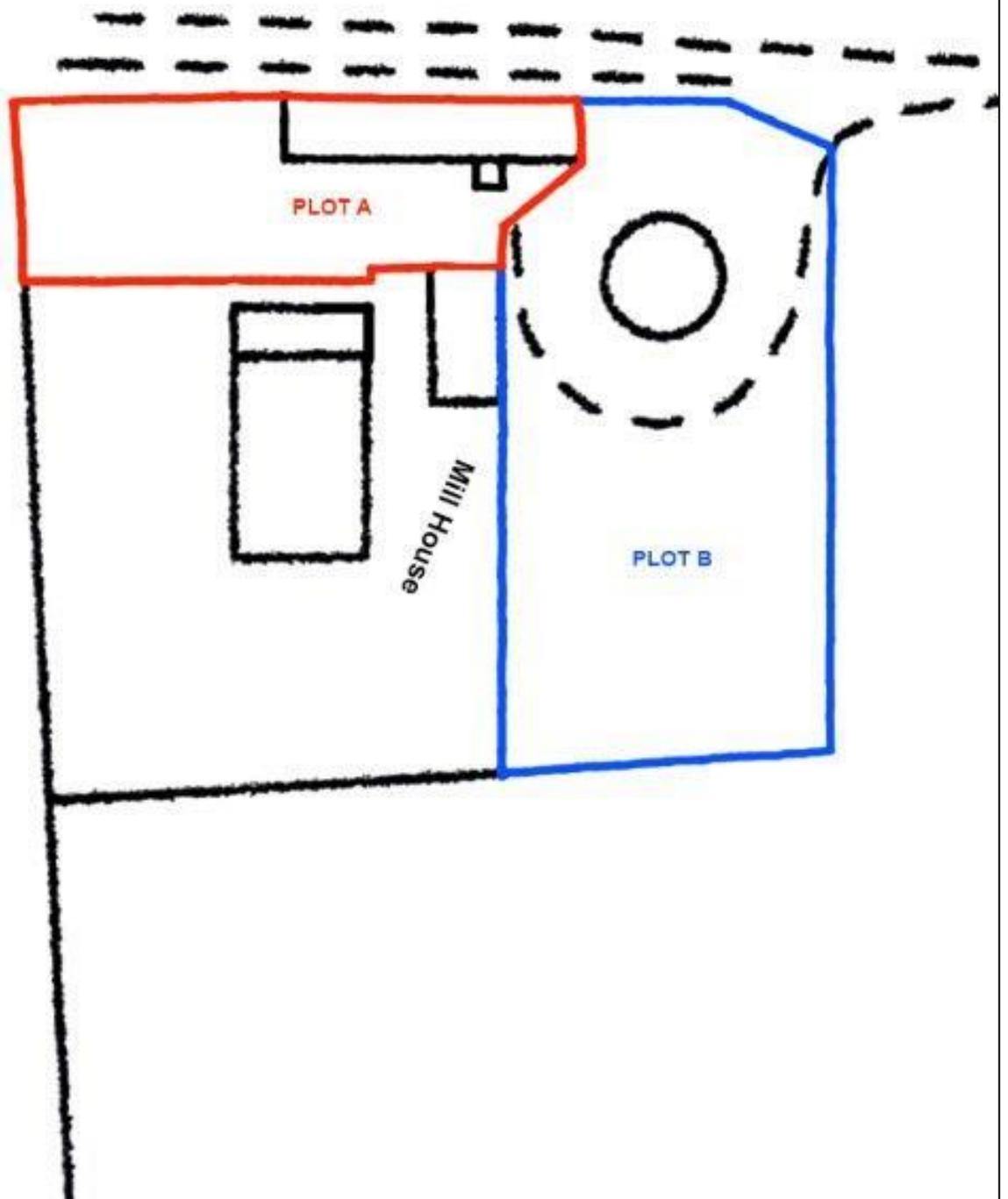


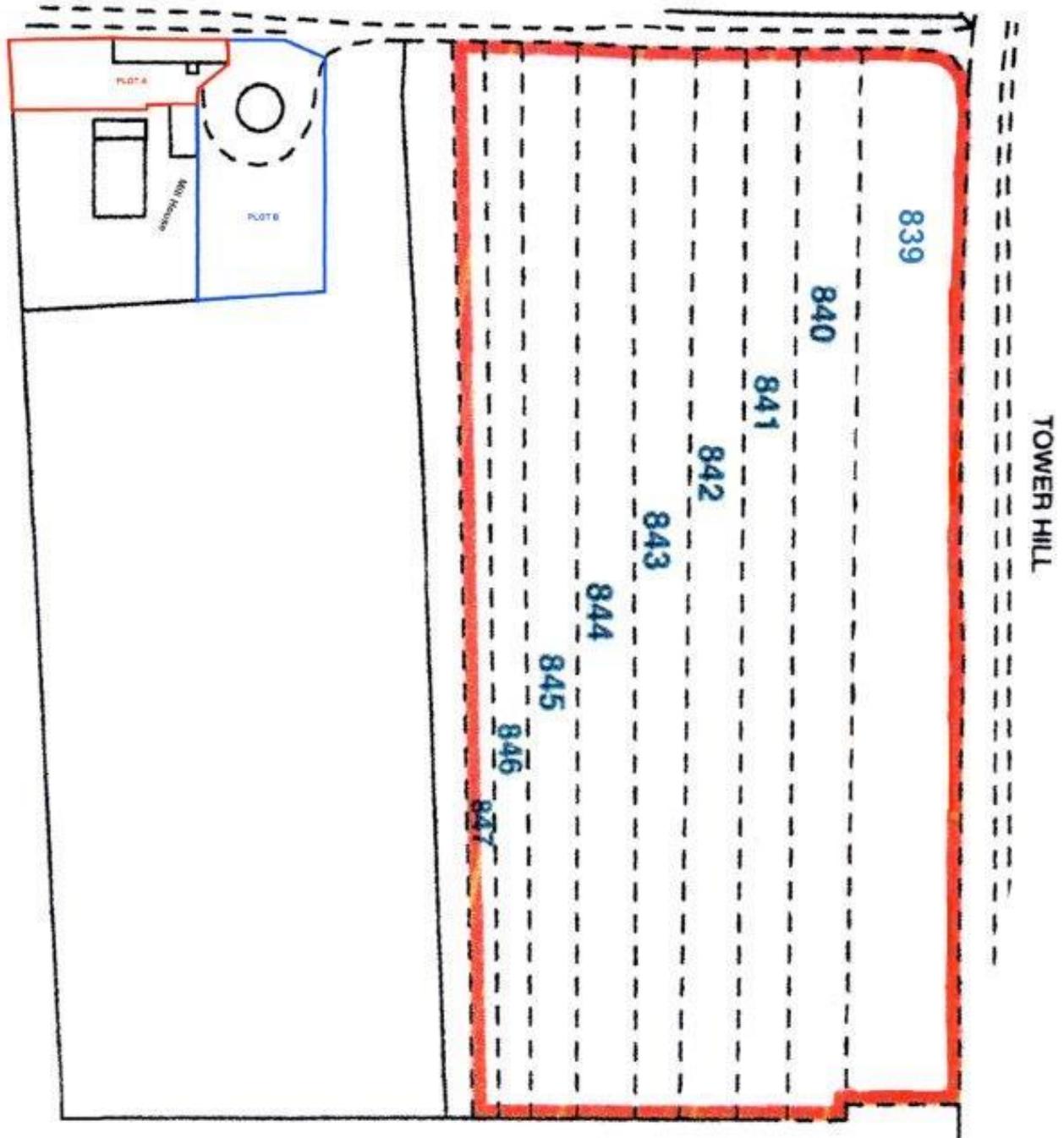


PLOT A



PLOT B





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Isle of Axholme
Marketing Coordinator
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Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
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.

Misrepresentation

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