

## **Residential Building Plot**

### **Plot 2, High Street, Haxey, DN9 2HH**

- Residential Building Plot with Outline Consent for 1 dwelling •
- Developable area of about 329m<sup>2</sup> with additional 0.20 hectare (0.5 acre) of amenity land to the rear •
- A further 1.09 hectare (2.7 acre) paddock adjoining is available in addition •

**Plot 2 with half an acre £175,000**

**Plot 2 with half an acre plus 2.7 acres £225,000**

## DESCRIPTION

The plot has frontage of about 18.5m and a maximum depth of about 18.2m. To the rear of the plot there is an additional area of amenity land extending to about 0.20 hectares (0.5 acres).

A further grassed paddock extending to about 1.09 hectares (2.7 acres) adjoining land to the south is also available for the buyer Plot 2 to purchase. The following options are therefore available.

Plot 2 with half an acre £175,000

Plot 2 with half an acre plus 2.7 acres  
£225,000.

## LOCATION

The plot is located centrally within the village to the rear of 52 High Street and access will be via a shared private road which is to be constructed by the vendor.

Haxey is a popular and well regarded rural village located on the A161 about 3 miles to the well served town of Epworth. Access to the motorway network is some 6 miles away (junction 2 of the M180).

## PLANNING

Outline Planning Consent Reference PA/2017/743 was granted on the 17<sup>th</sup> January 2018 with all matters reserved for subsequent approval and subject to conditions.

A copy of the Planning Approval Decision Notice can be observed at the offices of Grice & Hunter or alternatively on the North Lincolnshire Council planning website [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

The vendor reserves the right to approve the final design of the new dwelling.

## LOCAL PLANNING AUTHORITY

North Lincolnshire Council

Church Square House

30-40 High Street

Scunthorpe

North Lincolnshire

DN15 6NL

Telephone 01724 297000

Email [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

## SERVICES

Mains water, electricity, drainage and gas are all available. Interested parties should make their own enquiries with the relevant utility providers.

## TENURE

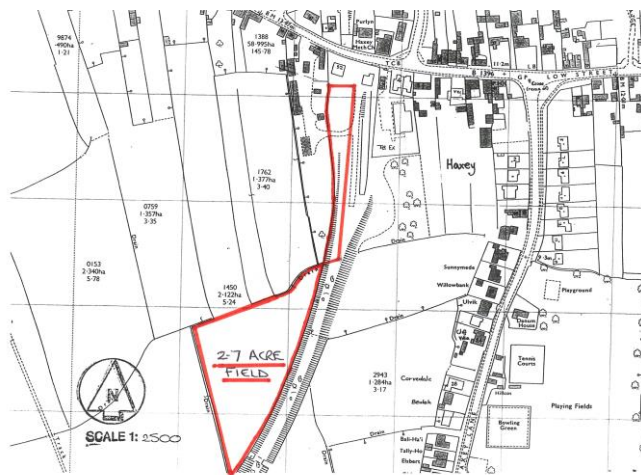
Freehold

## VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684/07483 100988

## PLANS

For illustration purposes only and not to scale.







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Near Doncaster DN9 1EP  
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**Isle of Axholme  
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