



Residential Building Plot
Plot 4, North Street,
West Butterwick, DN17 3JR

- Superb residential Building Plot with outline Planning Approval for 1 detached dwelling •
- Frontage width of about 18.5 (60ft) and total depth of about 44.5m (146ft) •
- Adjoining open countryside to the rear • All mains services available •
- Possible extra depth available by negotiation 22m (74ft) •

£195,000

DESCRIPTION

Residential plot in an area of good quality detached properties of varying styles. The fringe of the rural residential village of West Butterwick.

LOCATION

West Butterwick is a friendly riverside village community with good local amenities including restaurant village Inn, Church, Chapel, Primary School, Doctors Surgery, Community Post Office, Sport/Recreation Field with modern Village Hall and Bus Service.

The village is located 7 miles west of Scunthorpe on the western banks of the picturesque River Trent, 5 miles from the historic small country town of Epworth convenient for M180 motorway access and therefore within easy access of important regional and national centres such as Leeds, Sheffield and Meadowhall, Hull and Humber Ports, York and Lincoln.

PLANNING

Outline Planning Consent Reference PA/2019/1437 was granted on the 10th February 2020.

A copy of the Planning Approval Decision Notice can be perused at the offices of Grice & Hunter or alternatively on the North Lincolnshire Council planning website www.northlincs.gov.uk

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

SERVICES

Mains water, electricity, drainage and gas are all available.

TENURE

Freehold

VIEWING

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



23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
Fax: (01427) 873011
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
Fax: (01302) 342942
doncaster@gricehunter.co.uk

20 Oswald Road,
Scunthorpe DN15 7QJ
Tel: (01724) 866261
Fax: (01724) 853664
scunthorpe@gricehunter.co.uk

Isle of Axholme
Marketing Coordinator
07483100988

Consumer Protection Regulations

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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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