

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the North of The Farmhouse

255 Station Road, New Waltham, Grimsby, DN36 4PF



Key Highlights

- Site area of 0.368 acres (0.149 ha)
- Car park surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for residential or commercial development (STP)
- Freehold unconditional and conditional offers invited (STP)

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Mountbatten House Grosvenor
Square Southampton SO15 2BZ

023 8071 3900

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Location

The land to the north of The Farmhouse, New Waltham, Grimsby, DN36 4PF is located on the edge of a popular village, approximately 4 miles south of Grimsby town centre, which offers a wide range of shops, schools, and amenities.

New Waltham has good road access via the B1219, linking to the A16 for routes to Grimsby, Louth, and beyond. Grimsby Town railway station is around 4 miles away, providing regular services to Lincoln and Doncaster. Local bus services also connect the village to Grimsby and Cleethorpes.

The area is primarily residential, with amenities nearby and the Cleethorpes seafront just a short drive away, making it a well-connected and appealing location.

Description

The potential development site to the north of The Farmhouse covers about 0.368 acres (0.149 ha) of surplus land that is no longer required for the pub's operation. The site is level and surfaced with tarmac.

Tenure

Freehold subject to vacant possession.

Planning

The property is not a listed building and is not located within a conservation area. It lies within the settlement boundary but is outside of any prohibitive designated flood zone.

Local Authority

North East Lincolnshire Council.

www.nelincs.gov.uk

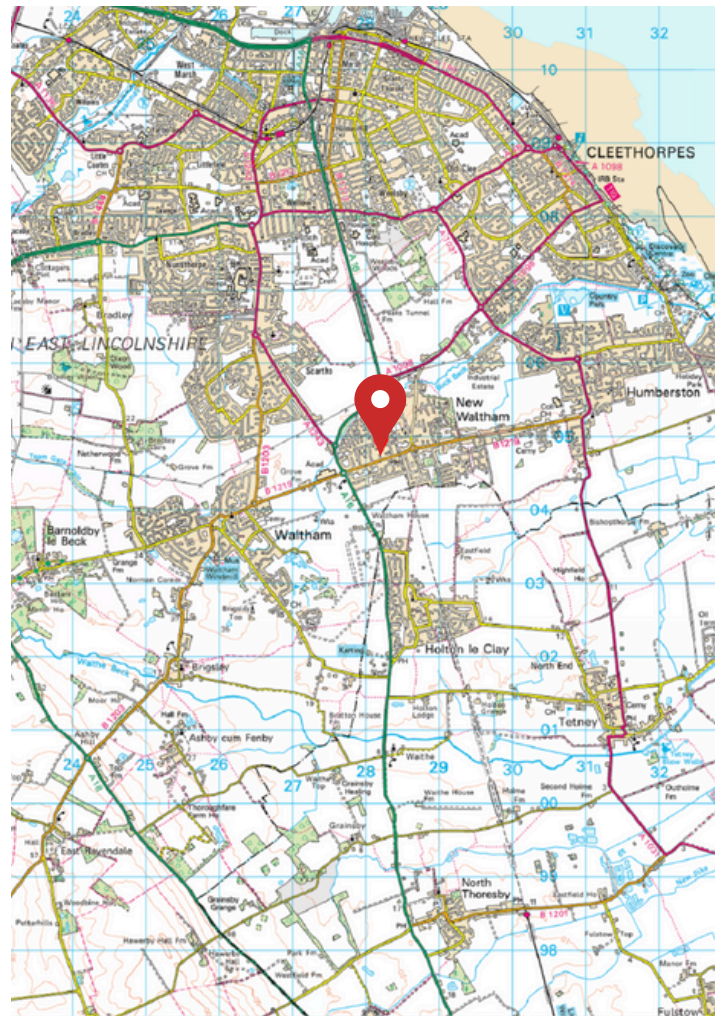
Location Map

Streetview

What3words



Site boundary for indicative purposes only

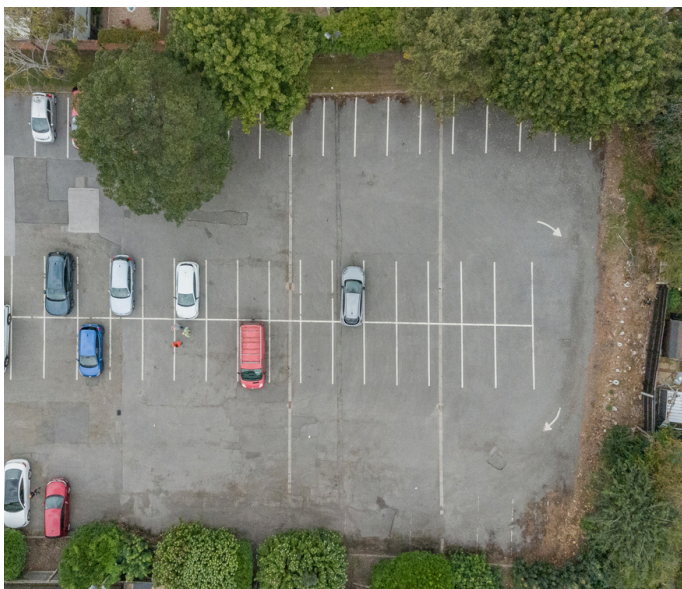


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Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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