

MARTIN MASLIN

BUILDING PLOT REAR OF 2 AYLESBY LANE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7QP



Occupying a delightful position to the rear of No.2 Aylesby Lane, Healing this superb Building Plot has the benefit of Planning Permission for the construction of a stunning bespoke design detached residence. With a south west facing rear elevation the property will offer extensive accommodation although a purchaser will have the option to amend the plan or seek an alternative permission if required. Services have already been laid to the boundary of the plot and it will be accessed via a shared private driveway. We are advised that Building Regulation approval was obtained in 2021 for an alternative first floor design to create an additional large upstairs Bedroom and Bathroom. Architect's plan for the alternative design can be made available to a purchaser by arrangement.

£169,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS



THE PLOT

The plot is level, is broadly rectangular in shape and measures approximately 27 metres by 24 metres. One other property is already built to the southern side of the plot and access will be shared with this property.

PLANNING PERMISSION

The relevant full planning permission for the “Erection of a detached dwelling with roof lights and a detached garage” was granted on 12th October 2021. The development itself should begin within three years of the date of the permission and the decision notice from the Local Authority refers specifically to four plans within the application which are a condition of the approval. The application and approval can be viewed online on the North East Lincolnshire Planning website using the reference DM/0693/21/FUL.

The plot is offered for sale on the basis of the Planning Permission already approved and the vendor will not consider proposals to purchase which are conditional upon the granting of a specific alternative permission. Please note the approved application was submitted by John Derbyshire Design Ltd, 6a St Marys Lane, Louth LN11 0DT Tel: 01507 607561 and full working drawings for construction can be commissioned through them.



THE PROPOSED PROPERTY

The approved property is a two storey design with the main emphasis on the ground floor accommodation. Principal features of the accommodation will include:-

GROUND FLOOR

Reception Hall, Lounge, spacious Living Kitchen, Media Room/Library, Utility Room, Master Bedroom with Dressing Area and en-suite Bathroom, two further Bedrooms (one with an Ensuite Shower Room) and separate Shower Room.

FIRST FLOOR

Landing, Tech Room and Office.

SERVICES

Mains gas, water, electricity and drainage are believed to be available and certain services are already positioned to allow connection. Connection costs will be the responsibility of the purchaser. Broadband speed and availability for the area can be accessed via <https://checker.ofcom.org.uk>

TENURE

The vendors advise the tenure is Freehold - subject to Solicitors verification. Access to the property will be via a Right of Way granted along the driveway to the eastern side of the plot. The purchasers of the plot will be responsible for a share of the maintenance costs of the driveway.

LOCAL AUTHORITY

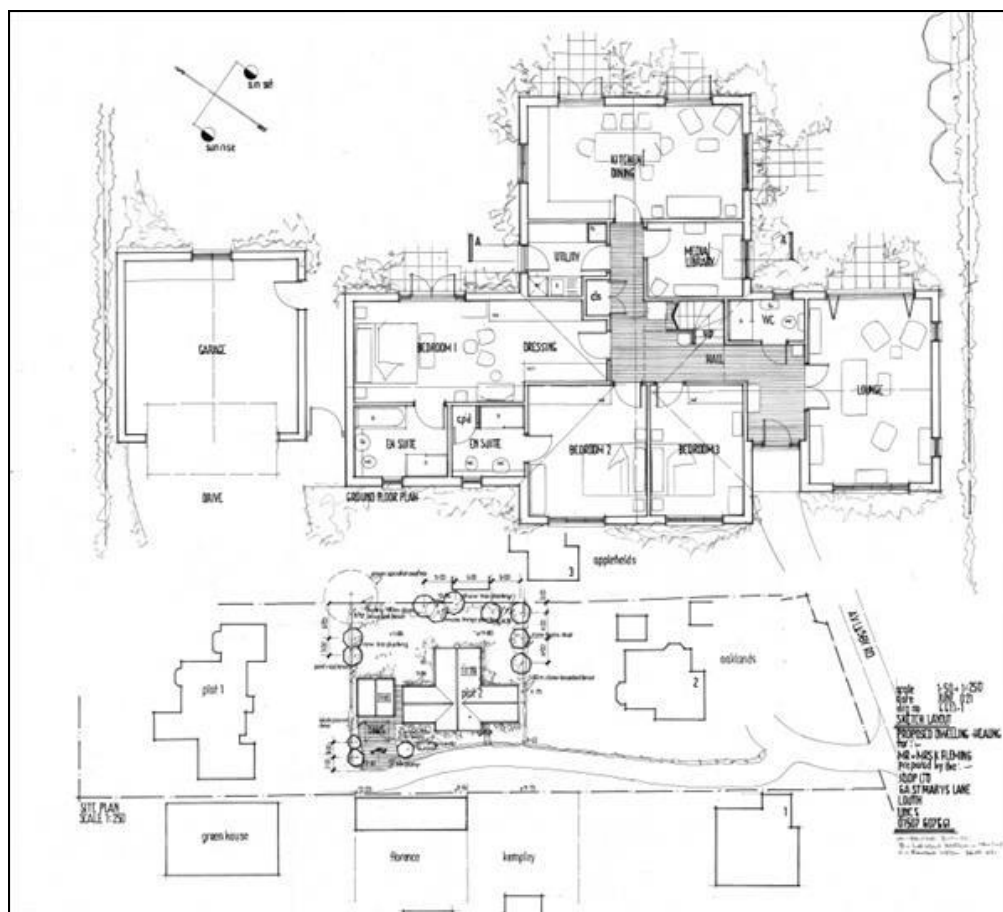
North East Lincolnshire Council.

VIEWING

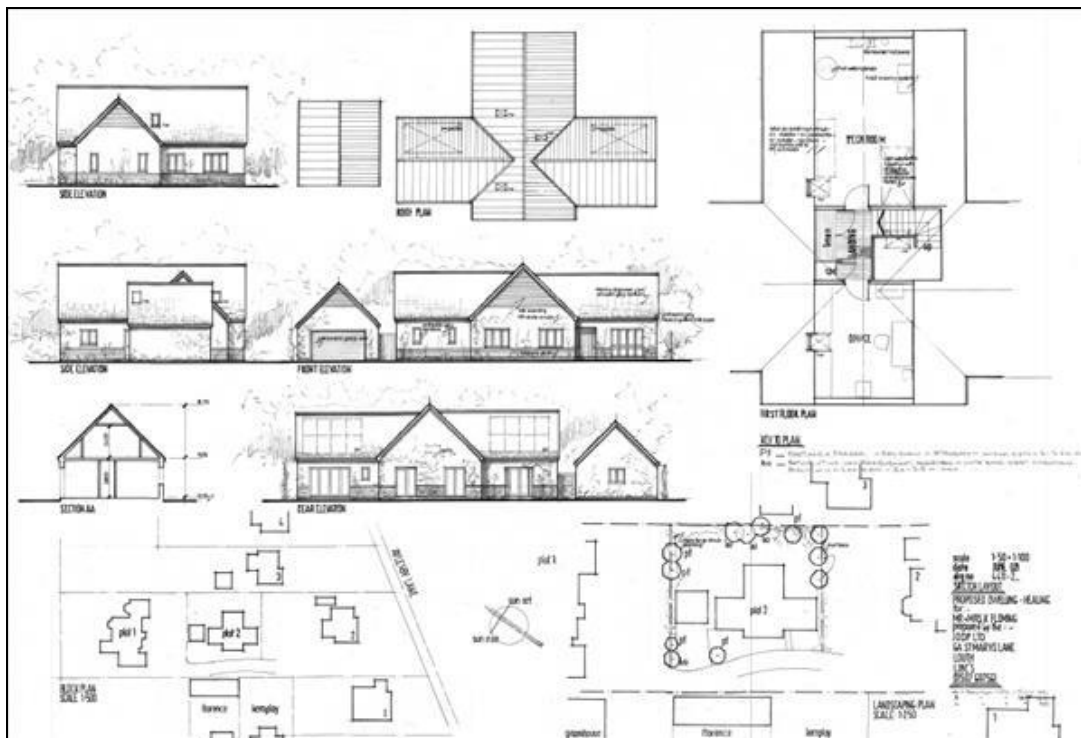
By appointment through the Agents on Grimsby 311000. A video viewing of the plot can be seen on the Martin Maslin website and Rightmove.

LOCATION AND AMENITIES

Aylesby Lane is located to the southern side of the main village of Healing within walking distance of the popular school. Access to the country's motorway network via the A180 interchange is nearby and central Grimsby is only 15 minutes drive away.



PROPOSED DWELLING



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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