

# MARTIN MASLIN

BUILDING PLOT  
ADJACENT TO 10 FAIRFIELD ROAD  
SCARTH  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3DP



Currently forming part of the established garden of a classic house on Fairfield Road, the availability of this building plot represents a rare opportunity to create a wonderful new home in a mature setting. The plot is rectangular in shape with Outline Planning Permission for the erection of one dwelling and a detached garage and the successful buyer will have the freedom to design and commission the construction of their dream home.

£180,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

## THE PLOT

The plot is level, is rectangular in shape and measures approximately 19.38 metres x 53.58 metres. It fronts directly to Fairfield Road and will be accessed via a new crossover which will need to be created in accordance with the permission granted. Please note there is an outbuilding on part of the plot which extends across into the garden of the adjacent property. It will be the responsibility of the purchaser to remove the complete outbuilding and to fence the new eastern boundary of the plot. The vendors advise a former swimming pool (now filled and paved over) is positioned to the eastern side of the plot generally in the area of the driveway and the proposed garage. It will be the purchasers responsibility to assess the suitability of the ground conditions in that section of the plot prior to construction. The brick built summerhouse to the western side of the plot may be retained depending upon the finished property design.

## PLANNING PERMISSION

The relevant Outline Planning Permission for 'the erection of one dwelling and detached garage with access to be considered' was granted on 23rd December 2024. Application for approval of reserved matters should be made within three years of the date of the permission and the approval refers specifically to existing and proposed site plans and vehicle crossover details which must be complied with. The application, the approval and the plans can be viewed online on the North East Lincolnshire Planning website using the reference DM/0844/24/OUT

The plot is offered for sale on the basis of the Outline Planning Permission already approved and the vendor will not consider proposals to purchase which are conditional upon the granting of a specific alternative permission or dependant on waiting for an application for reserved matters to be concluded.

Please note the approved application was submitted by Ross Davy Associates, Pelham House, 1 Grosvenor Street, Grimsby (01472 347956) and we understand they would be delighted to be retained for further design and consultation work in respect of the project.

## THE PROPOSED PROPERTY

As the approval is outline only, there is no specific design for the property, just an illustrative indication of its position on the plot. There are no conditions within the approval restricting the number of storeys or the style of construction. Thereby giving purchasers the opportunity to design their unique and individual home.

## SERVICES

Mains, gas, water, electricity and drainage are believed to be available in the highway and connection costs will be the responsibility of the purchaser. Broadband speeds and availability can be assessed via the Ofcoms checker website.

## TENURE

The vendors advise the tenure is Freehold - subject to Solicitors verification.

## LOCAL AUTHORITY

North East Lincolnshire Council

## COUNCIL TAX

The tax banding of the new property will be assessed following completion of the construction.

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on the Martin Maslin website and Rightmove.

## LOCATION AND AMENITIES

The plot is situated towards the eastern end of Fairfield Road just off Waltham Road. Regular buses serve the general area and the 'village' centre of Scartho is approximately half a mile away. Well regarded schools are within reach.

Existing boundary treatments to be retained

NOTE - no ground levels to be altered as part of the proposed works

Denotes existing trees to be retained and the Root Protection Area around the tree shown in red dotted line. All existing trees to be protected during construction with protective fencing in accordance with BS5837

Denotes existing trees to be removed

Suggested demolition of existing outbuilding

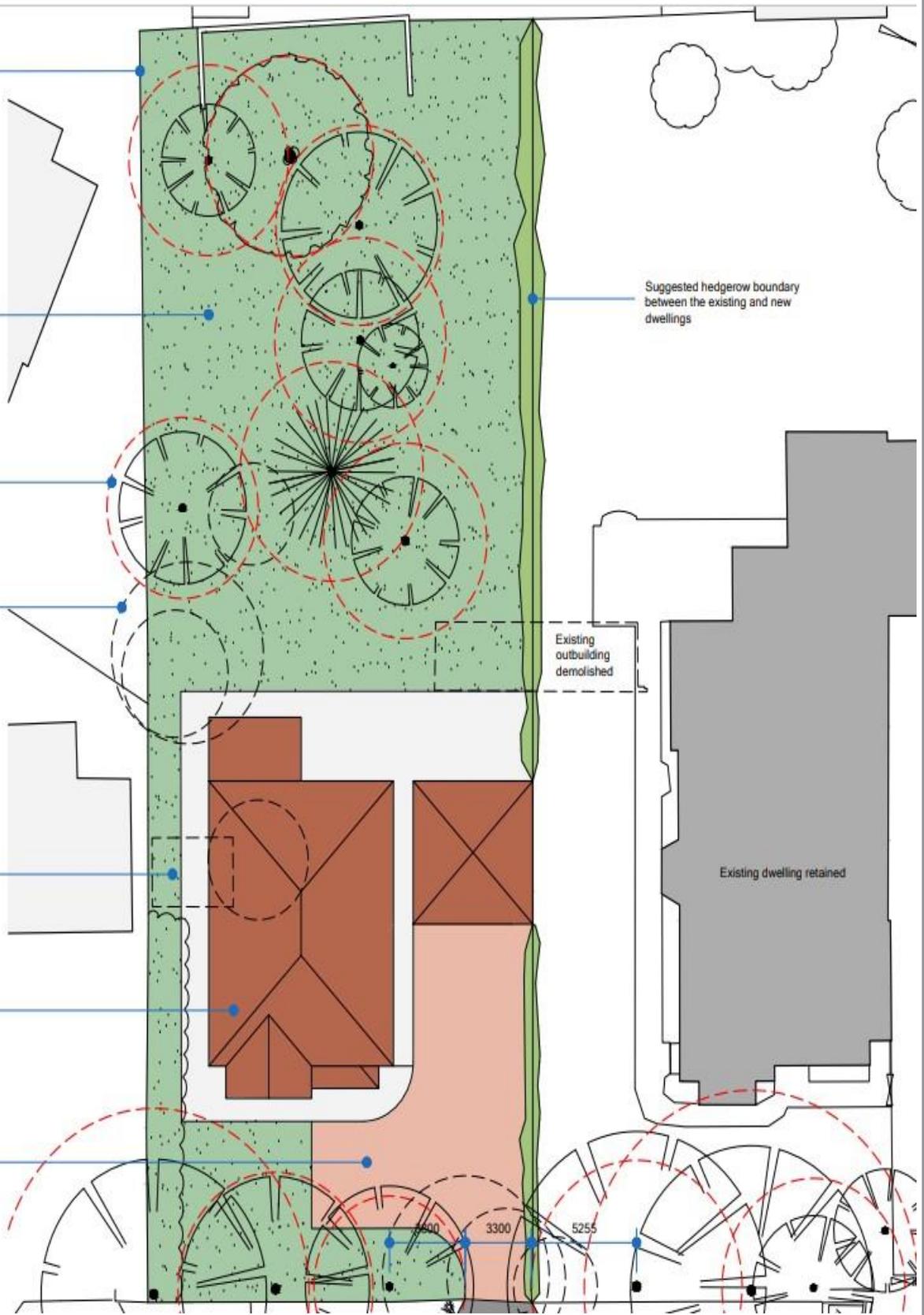
Indicative footprint of proposed dwelling and detached garage. F.F.L of dwelling to be 17.50m AOD

Proposed porous paved driveway generally formed in cellular construction within tree RPA's including a vehicle turning space.

Suggested hedgerow boundary between the existing and new dwellings

Existing outbuilding demolished

Existing dwelling retained





**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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