

MARTIN MASLIN

PLOT 8 CLAYDON WAY
CHEAPSIDE
WALTHAM
NORTH EAST LINCOLNSHIRE
DN37 0FG



A rare opportunity to acquire an excellent building plot with outline planning permission to construct a six bedroom family residence, located on this newly created development locally known as the Green. The plot is ideally placed just off Cheapside on the outskirts of Waltham with its many local shops and amenities forming part of this highly desirable village. This is an opportunity to build your dream home with the correct planning permission under the application number DM/1130/14/FUL.

£168,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

PLOT

36.00m (118' 1") x 22.00m (72' 2")

The plot is broadly level and rectangular in shape. Currently the plot is partly fenced with hedging to the eastern boundary and there are other properties constructed with a road way in place. It is to note that these plans are outlined and changes can be made to the layout and exterior of the plans.

PLANNING PERMISSION

The relevant outline permission for the erection of a three storey detached dwelling with roof lights and an attached garage was granted on 7th January 2015 part of a proposal for the hybrid application for the erection of 53 dwellings landscaping, access and associated onside infrastructure. The application and approval can be viewed online on the North East Lincolnshire planning website using the reference DM/1130/14/FUL, it is a hybrid application. The plot is offered for sale on the basis of the planning permission already approved and the vendor will consider proposals to modify to suite any buyers taste with a new desired layout with the correct permissions obtained. This is a fabulous opportunity to join an exclusive collection of individual style modern homes on this sought after development.

ACCOMMODATION

The accommodation comprises a large Entrance Hall with a return staircase with W.C, a Snug, a Utility Room and a large open plan Living Kitchen/Lounge and Dining area. The first floor level including a Landing, Bedroom one including an Ensuite Shower Room and balcony, Bedroom two including a balcony, Bedroom three and a Family Bathroom. The Second floor comprises a staircase, Bedroom four and Bedroom five. Outside there is a double attached Garage. The property stands on a large corner plot in a desirable location.

SERVICES

Mains gas, water, electricity and drainage are believed to be available and certain services are already in position to allow connection. Connection costs will be the responsibility of the purchasers. Broadband speed and availability for the area can be accessed via <http://checkerofcom.org.uk>.

TENURE

The vendor has advised the tenure is Freehold - subject to solicitors verification.

LOCAL AUTHORITIES

The North East Lincolnshire Council.

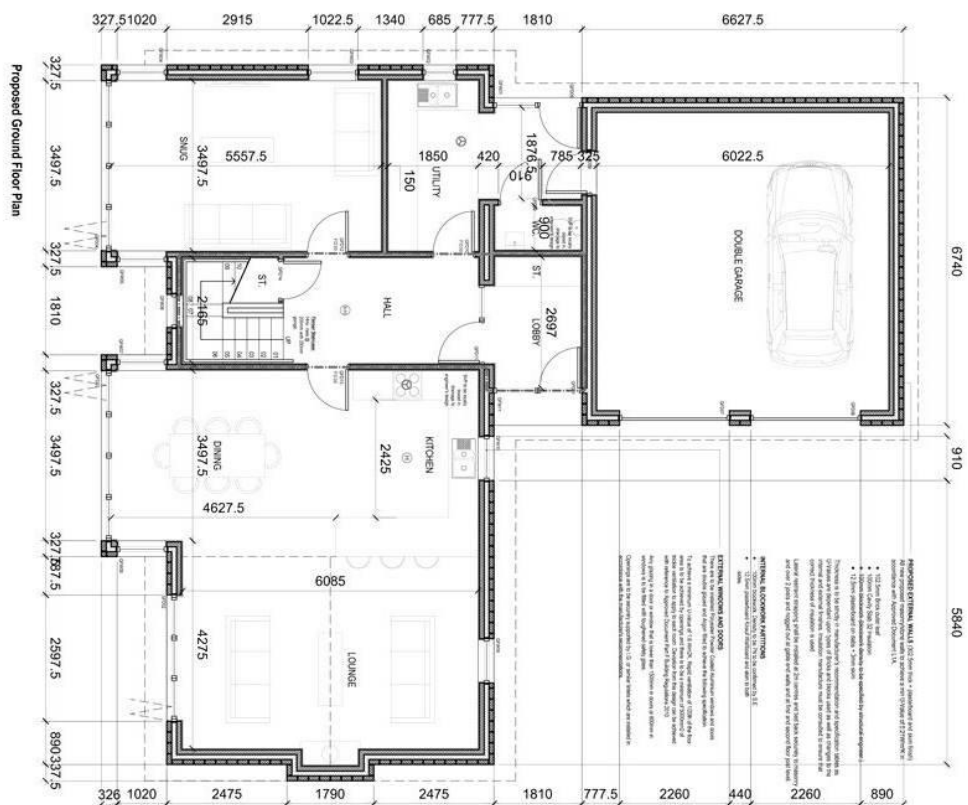
VIEWING

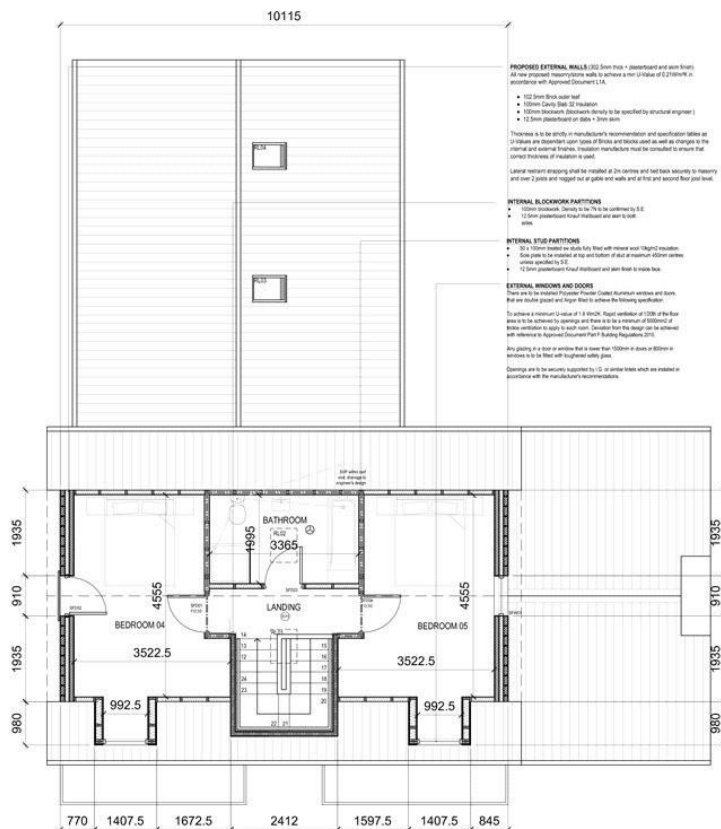
Viewings are arranged by appointment through the Agents on Grimsby 311000 and can be seen on our Martin Maslin website and Rightmove.

LOCATION AND AMENITIES

Plot 8 Claydon Way, Waltham DN37 0FG is situated on The Green. As you turn onto The Green taking the first turning left and the plot is located straight ahead.







Proposed Second Floor Plan



PHOTO FROM SIMILAR PROPERTY



PLOT

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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