



Taken from North Lincolnshire Council Website
Planning Application No: PA/2021/690



ST ANDREW'S CHURCH HALL – DEVELOPMENT PLOT

St Andrew's Church Hall, Church Walk, Epworth, DN9 1ES

Guide Price: £295,000

BROWN & CO

DESCRIPTION

We are pleased to offer this unique development plot situated in the vibrant town of Epworth, North Lincolnshire.

This prime site is nestled in the heart of Epworth and extends to 0.25 acres. The plot benefits from being positioned within close proximity to local amenities, schools, and transport links. The picturesque town, steeped in history, offers a charming blend of rural tranquillity and urban convenience, making it an attractive destination for prospective residents.

Don't miss this chance to acquire a prime development plot in one of North Lincolnshire's most sought-after locations!

LOCATION

The What3Words for the land is:
///interview.prowess.metals

The nearest postcode to the property is: DN9 1ES

PLANNING PERMISSION

The site previously had planning permission to erect a four bedroomed detached house with attached double garage and associated external works (including demolition of existing buildings). While the current permission has lapsed, the site remains suitable for similar development, and reapplying for planning permission could offer a streamlined path for potential projects.

The existing buildings have been demolished and the site has been left cleared.

For more information, please contact North Lincolnshire Council: 01724 2970000

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WAYEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

SPORTING AND MINERAL RIGHTS

The sporting, timber rights and mineral rights, except as reserved by statute or the Crown and included in the freehold.

VAT

Should any sale of the land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents in advance. Tel: 01482 421234

HEALTH & SAFETY

Given the potential hazards we would ask that you be as vigilant as possible when making your inspection of the property for your own personal safety.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS, EASEMENTS & RIGHTS OF WAY

These have been prepared as carefully as possible. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

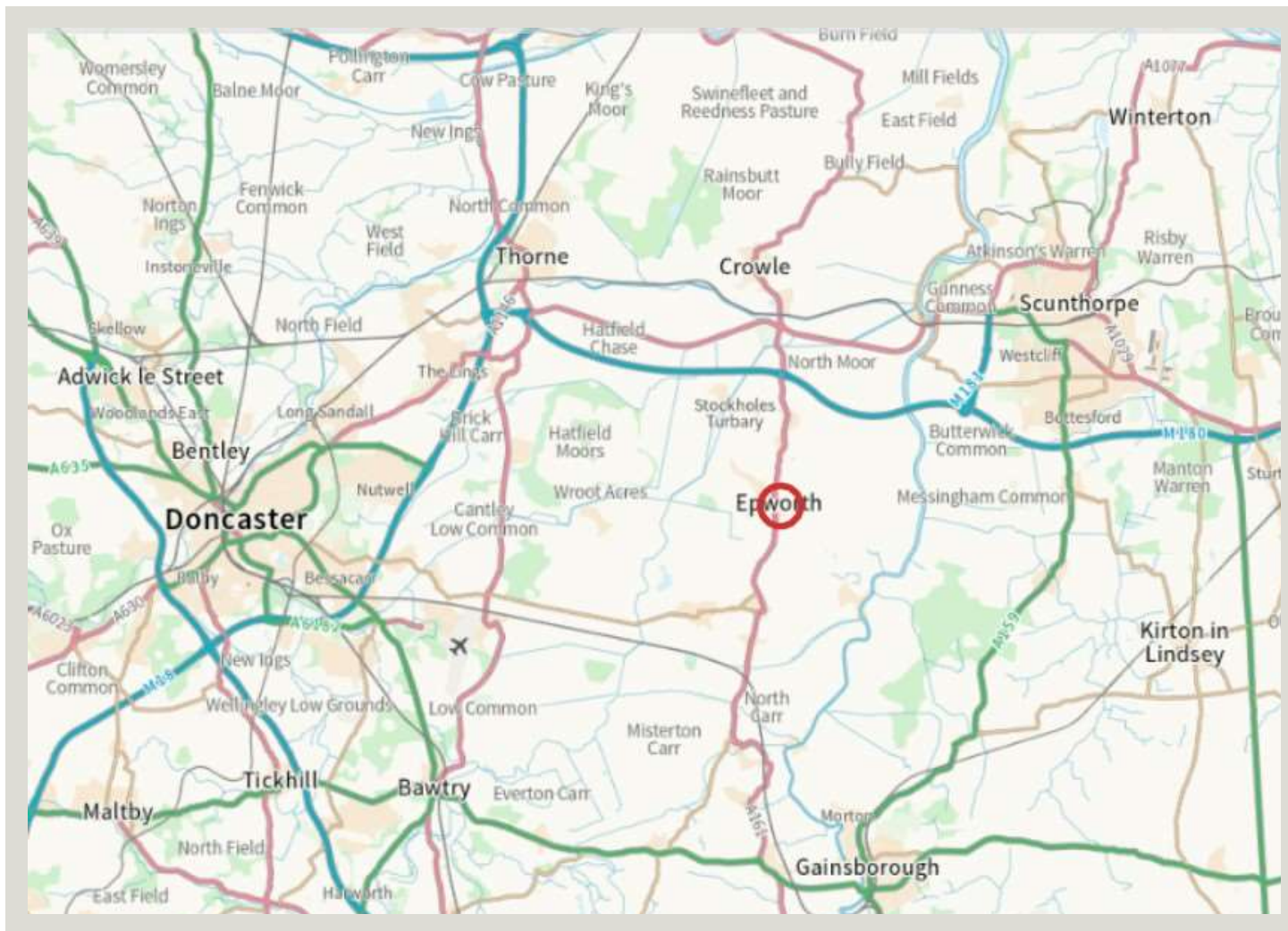
VENDORS' AGENTS

Brown & Co,
8 Melton Enterprise Park,
Redcliff Road,
North Ferriby,
East Yorkshire,
HU14 3RS

Chloe Greig - 07557 158964
chloe.greig@brown-co.com

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars created October 2024.

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