



FOR SALE

Development Land
Matthew Telford Park
Scarho Top
Grimsby, DN33 3EP

SW
Sanderson
Weatherall





Key Points

- Freehold development land
- Extending to approx. 0.52 hectares (1.3 acres)
- Potential for residential or commercial development
- Fully serviced
- Guide Price £500,000

Location

Scarcho Top is a modern suburb to the south west of Grimsby close to the Diana, Princess of Wales hospital with access from Scarcho Road. The area has seen significant residential development in recent years (approx. 1,500 new homes) with a further 700 new homes to be built in phases in the future.

The land forms part of the local centre and opportunity exists to develop the land to compliment the existing Aldi supermarket and Old Norse Lodge Care Home. In addition a retail centre and primary school are currently under construction.

Grimsby is the administrative centre for North East Lincolnshire and has a population of approx. 90,000 people with a wider catchment area including the neighbouring town of Cleethorpes and a number of outlying villages.

Description

The land is accessed from Matthew Telford Park and is bounded by the Old Norse Lodge Care Home to the north and an area of public open space to the south. The land is slightly irregular in shape and a sketch layout has been produced showing 16 residential properties being a mix of detached, semi-detached and link houses. Commercial uses will be considered on the site with potential uses including children's nursery, health related uses, retail and / or offices.



Site Area

0.52 hectares

1.3 acres

Guide Price

£500,000



Additional Information

Tenure: Freehold

Local Authority: North East Lincolnshire Council.

Services: All mains services are available for connection. Prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT: The price quoted is exclusive of VAT. We are advised that VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering: In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

Interested parties can view the land from the public highway without the need for a prior appointment.

Further information

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