



# FOR SALE

**REDEVELOPMENT OPPORTUNITY (STP)**

Fairlawn, 1A Pelham Road, Grimsby, DN34 4SU



Sanderson  
Weatherall





## Key Points

- Redevelopment Opportunity (STP)
- Grade II Listed former educational premises
- Substantial detached property in 0.7 acres
- Town Centre location, just off Bargate

## Location

The property is located on Pelham Road in Grimsby. This is primarily a residential area on the edge of the main town centre with access being gained from Bargate. Other uses in the immediate vicinity include St James School and The Business Hive managed office space.

Bargate is a main arterial road providing access in to the town centre from Scartho. It is on a regular bus route. The location benefits from ease of access to the town centre and associated amenities.

## Description

Fairlawn was built in 1885 as a private house with the main building being of two storey brick construction under a pitched slate roof. The property has subsequently been extended. Internally a notable feature is the main hallway with ornate wooden staircase and moulded plasterwork in the main rooms.

The property is Grade II Listed. Whilst the property is now vacant it has in more recent years been used for educational purposes.

The property stands in extensive grounds, extending to approx. 0.7 acres. The main entrance to the property is from Pelham Road, but the grounds and frontage extend to Bargate.



Accommodation

Additional photographs of the property can be viewed on our website.

Copy floor plans are available upon request.

Net Internal Area:	354 sq m	3,816 sq ft
Gross Internal Area:	418 sq m	4,500 sq ft
Site Area:	0.27 ha	0.7 acres

**Terms:** The property is offered for sale at a **Guide Price of £300,000**. The seller will consider entering in to a conditional contract subject to the buyer obtaining planning consent for the redevelopment of the property,

ADDITIONAL INFORMATION

**Tenure:** The property is Freehold

**Local Authority:** North East Lincolnshire Council

**Local Authority Charges:** We are awaiting confirmation as to whether the property is included in the Rating or Council Tax lists.

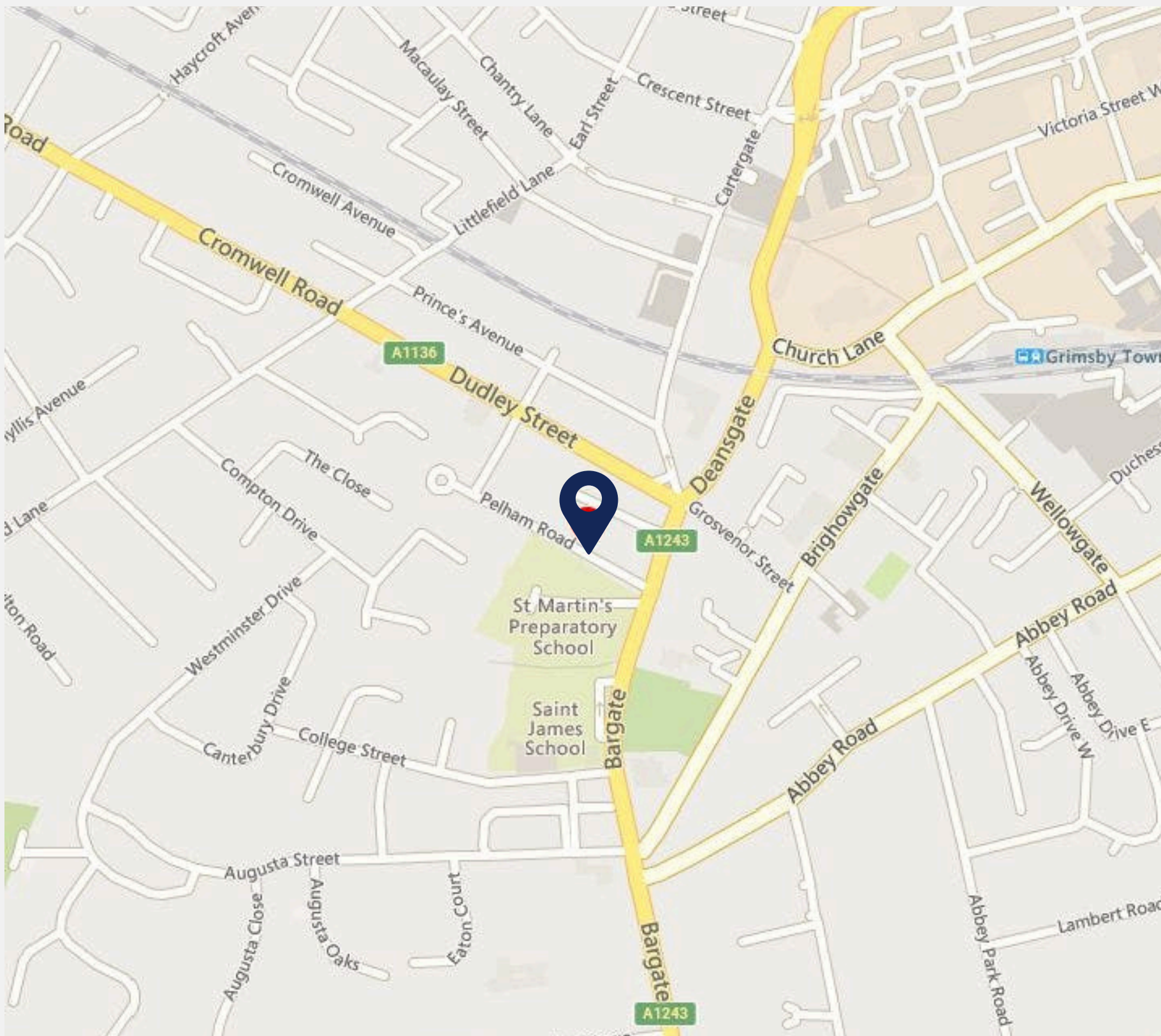
**EPC:** To be confirmed

**Services:** Prospective buyers should make their own enquiries in respect of the availability of mains services to the property.

**VAT:** The purchase price quoted is exclusive of VAT. VAT is not applicable to this transaction.

**Legal Costs:** Each party will be responsible for their own legal costs .

**VAT:** All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transactionn.



## 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 and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley

07971 875863

[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

Rob Hutchinson

07903 141594

[rob.hutchinson@sw.co.uk](mailto:rob.hutchinson@sw.co.uk)

Office Tel No: 01482 645 522

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

2 June 2025

