



Sanderson  
Weatherall

# FOR SALE

Land to the South of  
Great Coates Road  
Grimsby







## Key Points

- Offered for sale on behalf of Receivers
- Site with potential for residential development
- Extending to approx. 2,221.5 sq m (0.54 acres)
- Accessed from Little Coates Road
- Overlooking Grimsby Golf Course

## Location

The available property is situated to the south of Great Coates Road in Grimsby close to the Toothill Roundabout. Access to the property is situated between No's 12 and 14 Little Coates Road. This is an established residential area adjacent to Grimsby Golf Course. The Humber Royal Hotel and The Trawl public house are in close proximity. Grimsby town centre is 2 miles to the east and access to the A180 motorway link road is 2.5 miles to the north west.

## Description

The property is accessed via a block paved internal road. We understand that ownership of the access road is shared with the neighbours and there are certain reciprocal rights of access over it. However, purchase should conduct their own due diligence and rely on the own enquiries in relation to property access.

A planning application was submitted in December 2021 for the development of two detached houses. The development was orientated so that the houses would have views over the golf course. The proposed plans showed an open plan layout area at ground floor and separate lounge with four first floor bedrooms and a two car garage. The proposed floor area was 184 sq m (1,980 sq ft) each. The planning application was refused in November 2022. Grounds for refusal included the fact that the planners had not been allowed access to the site and had not therefore been able to fully assess the implications of the proposed development.





## Accommodation

2,221.5 sq m

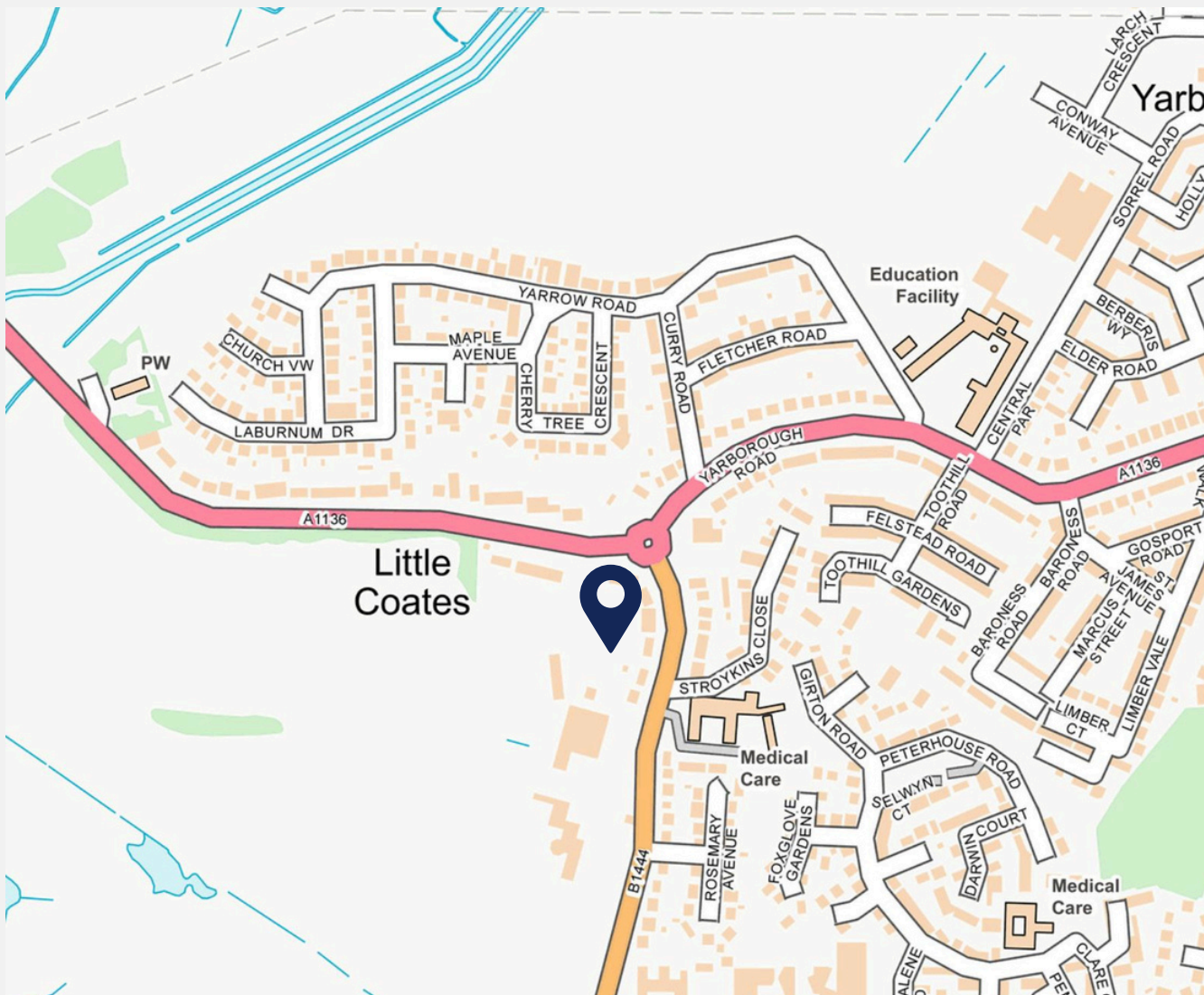
0.54 acres

## Terms

Offers are invited for the freehold interest on a subject to planning basis.

Please note that the plan included in these sales particulars is for identification purposes only. Interested parties should verify the site boundaries against the Land Registry Title Plan (available on request). Solicitors will need to verify the exact arrangements in relation to the access road as the Title Plan suggests that the full width of the road is no in our clients ownership.





## Additional Information

**Local Authority:** North East Lincolnshire Council.

**Services:** Interested parties should satisfy themselves as to the availability of services to the property.

**VAT:** The price quoted is exclusive of VAT. We await confirmation as to the VAT status of this property.

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

## Viewings & further information

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