

ENFIELD AVENUE

GRIMSBY DN36 4RD

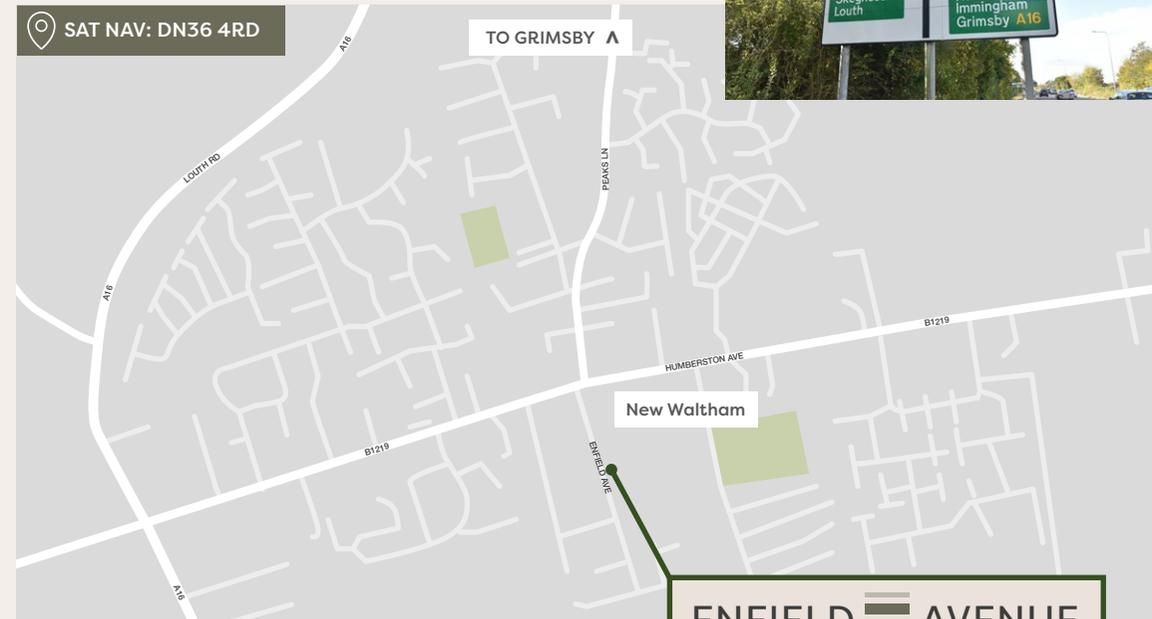


FOR SALE
PART COMPLETED DEVELOPMENT OPPORTUNITY



LOCATED IN THE POPULAR VILLAGE OF NEW WALTHAM IN GRIMSBY, THIS SITE EXTENDS TO CIRCA **4.6 ACRES** IN TOTAL, WITH PLANNING PERMISSION FOR **11 EXECUTIVE DETACHED HOMES AND 2 SEMI-DETACHED HOUSES**.

Having the benefit of significant works already been started on the site, the development offers a great opportunity to complete the project.



Location

The site is located in New Waltham, around 3.7 miles to the south of Grimsby, which is positioned between the neighbouring villages of Waltham and Humberston. There are a range of local amenities within walking distance from the property and a wider selection of shops, bars and restaurants available in Waltham, Humberston and Grimsby.

The site is well positioned on Enfield Avenue, which is primarily a residential street and also has the benefit of a pre-school and Enfield Academy of New Waltham, which has been rated 'Good' by Ofsted. Waltham Toll Bar Academy is the nearest secondary school at just 0.8 miles away and has an 'Excellent' Rating from Ofsted. There are further schools in Humberston, around 1.5 miles from the site. The site is also located around 0.7 miles from the A16 (Peaks Parkway), which leads directly into Grimsby and towards the nearby Diana, Princess of Wales Hospital in Scartho.

The location is excellent for such a development, which is to offer executive detached and semi-detached homes for families seeking a village lifestyle but with the convenience of being located close to the seaside, amenities and employment.



Description

Extending to circa 4.6 acres in total, the site comprises an extensive parcel of land which has planning permission for 13 houses and with further woodland to the rear. The developable area of the site is around 2.8 acres, allowing a further 1.8 acres of woodland to offer to the homeowners once the development is complete.

The site has planning permission for the demolition of the existing dwellinghouse and the erection of 13 dwellings, to consist of 11 detached houses and a pair of semi-detached houses. The planning permission has been varied to allow for the retention and renovation of the existing house, which remains on site.

Work on the development has started, with the site being cleared and the majority of the properties having some building works commenced.



Indicative boundary shown



Indicative boundary shown

Planning

The outline planning consent for the site is held under Planning Reference DM/0551/18/OUT, to demolish 31 Enfield Avenue and erect 13 dwellings with access to be considered. A variation to the original planning is contained within Planning Reference DM/0018/21/REM, for the Variation of Condition 1 (Plans) as granted on DM/0660/19/REM for revision to retain and extend existing dwelling in place of Plot 5 and amendment to the construction design of the access road.

Buyers should make their own enquiries through **North East Lincolnshire Council** to review the existing planning consents and conditions.

Tenure

Freehold under title numbers HS320274 and HS104298

Price

£1.75m (one million, seven hundred and fifty thousand pounds)

Further Information

Helen Jude

M 07595 273 233

E helen.jude@landwoodgroup.com

James Ashworth

M 07928 583 229

E james.ashworth@landwoodgroup.com

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