



FOR SALE

LAND TO THE SOUTH OF GREAT COATES ROAD, GRIMSBY

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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

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

LOCATION

The available property is situated to the south of Great Coates Road in Grimsby close to the Toothill Roundabout which is the junction of Great Coates Road, Yarborough Road and Little Coates Road. The 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's main town centre is 2 miles away to the east. Access to the A180 motorway link road is available at Europarc, 2.5 miles to the north west.

DESCRIPTION

The property is accessed via a block paved internal road. We understand that neighbours have rights of access over it. The total site area being sold extends to approx. 2,221.5 sq m (0.54 acres) and comprises a roughly triangular shaped piece of undeveloped land overlooking Grimsby Golf Course.

PLANNING

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 designs 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).

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.

The planning application can be viewed on North East Lincolnshire Council's planning portal by following this link. [Planning Application](#)



+
6.2m

2

12

14



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TERMS

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

ADDITIONAL INFORMATION

Tenure: The property is freehold. 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 the full width of the road is not in our clients ownership.

Local Authority: North East Lincolnshire Council.

Services: Interested parties should satisfy themselves as to the availability of 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 incurred.

Viewing: Viewings should be undertaken on an accompanied basis. Please call our office on 01482 645522 to make an appointment. Extreme caution should be exercised if entering the plot due to rough and uneven ground and appropriate PPE should be worn.

FURTHER INFORMATION

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