

Town & Country
Property Agents

GRICE &
HUNTER

Chartered Surveyors
Est 1924



**6.92 Acres Land (Sabi's Farm),
at Eastoft Road, (A161), Crowle, Nr Scunthorpe, DN17 4LR**

- Prominent field (6.92 Acres) mainly laid to grass and partially developed in accordance with previous Planning Permission for a nursery (wholesale)
- 1 mile north of Crowle on the A161 highway
- Mains water connected. Sewage treatment unit.



Price Guide: £89,950 Freehold



Website: www.gricehunter.co.uk

The field is enclosed by substantial professionally supplied and erected post and 3 rail fencing and part thick hawthorne hedging. There is a 5 bar double gated entrance off metalled road along the northern tree lined boundary. Fenced enclosure includes the poly tunnels, hard cored Yard and wind break erected zone. Along the western boundary is an Occupation Lane and ditch leading to Mill Road.

LOCAL AUTHORITY:-

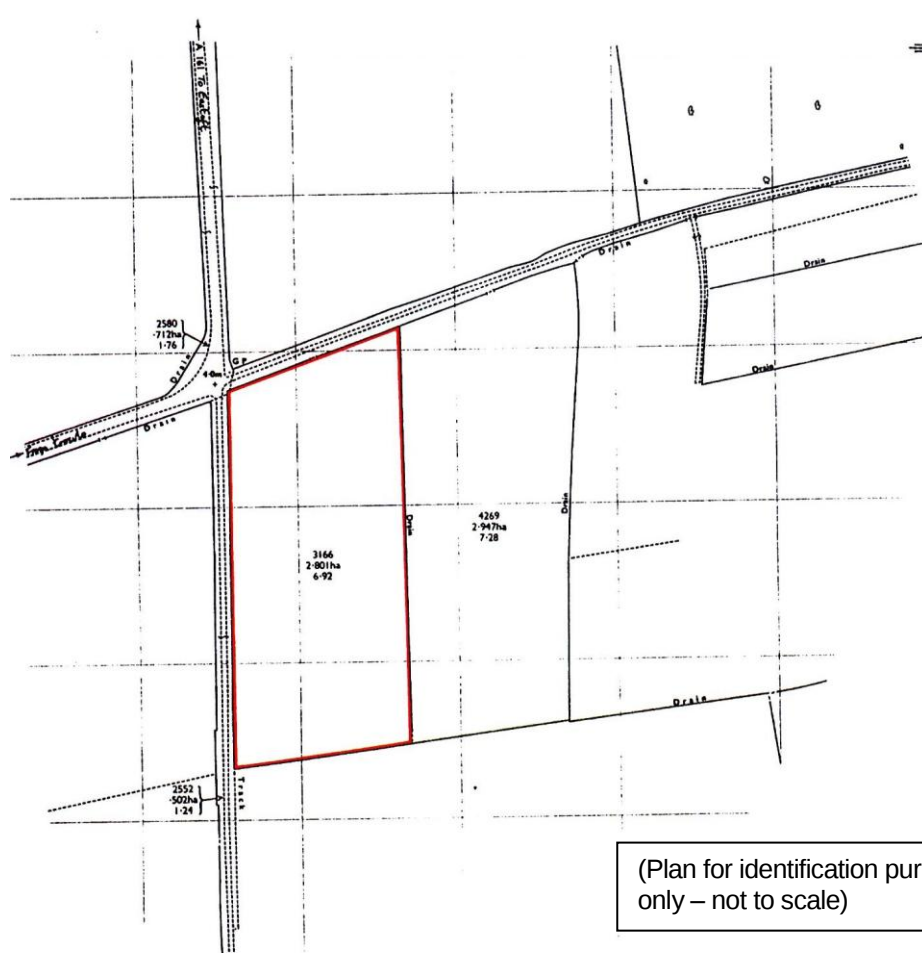
North Lincolnshire Council, Pittwood House, Ashby Road, Scunthorpe, DN16 1AB. Telephone: 01724 296296.

PLANNING:-

Decision notices have included in the past:-

Full Planning Permission 2006/1662 “land to form a nursery to include the installation of 3 poly tunnels and hard standing for parking and the stationing of a caravan for staff amenity” **with conditions.**

Full Planning Permission 201/0539 “to erect a temporary agricultural dwelling” **with conditions.**



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The Property Misdescriptions Act 1991

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.
2. All measurements, areas and distances are approximate only.
3. Extracts from the Ordnance Survey are only to identify the site mentioned in the Sales Particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the property's boundaries.
4. Details regarding rating and Town and Country Planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of Planning Consents. We would recommend that interested parties contact the Local Authority independently.

Misrepresentation

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