



**45 High Street Crowle  
Scunthorpe DN17 4LB**

**Former Dwelling  
FOR SALE**



- Development opportunity
- Former house
- Centrally located
- Adjacent to the recently redeveloped Market Place
- Within the Conservation Area

**NOTE: ONLY EXTERNAL  
VIEWING IS AVAILABLE  
Offers invited.**

**[neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)**

**41 Nether Hall Road | Doncaster | DN1 2PG**

Registered in England No. 07062547

**01302 36 86 86**

**[www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)**



### Location

The property is located near the centre of the town, close to the refurbished historic Market Place and recently developed Co-Op food store. It is adjacent to the town car park. The location is shown on the plans below.

The North Lincolnshire Local plan, adopted in May 2003, and the proposed Local Development Framework state the property is within the Town Shopping centre and within the Conservation area.

### Council Tax

The property is listed in the Council Tax Valuation list as being in Council Tax 'Band C'. This information was obtained from an inspection of the Directgov in April 2017.

### Description & Accommodation

**The property has not been inspected internally.**

As of 24th April 2017, the property was NOT listed as being of special architectural or historic interest.

**No warranties are given regarding any aspect of the condition of the property.**

### Energy Performance Certificate (EPC):

The property has an energy performance asset rating of 1 putting it in band G. A copy of the certificate is available on request.

### Offer Procedure:

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details, which will be passed on to our client. Please note in order to advise our clients regarding any offer received, we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

### Money Laundering:

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. Both landlords and prospective purchasers will be required to provide proof of identity.

### Viewing

**EXTERNAL VIEWINGS ONLY.**





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Residential & Commercial Property Professionals



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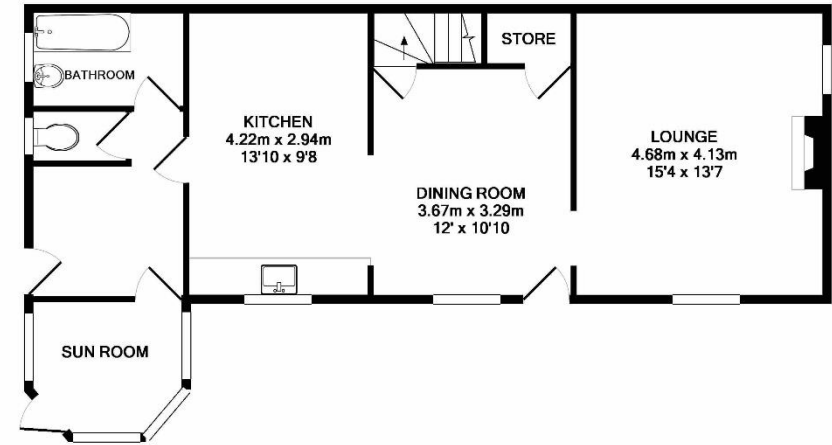
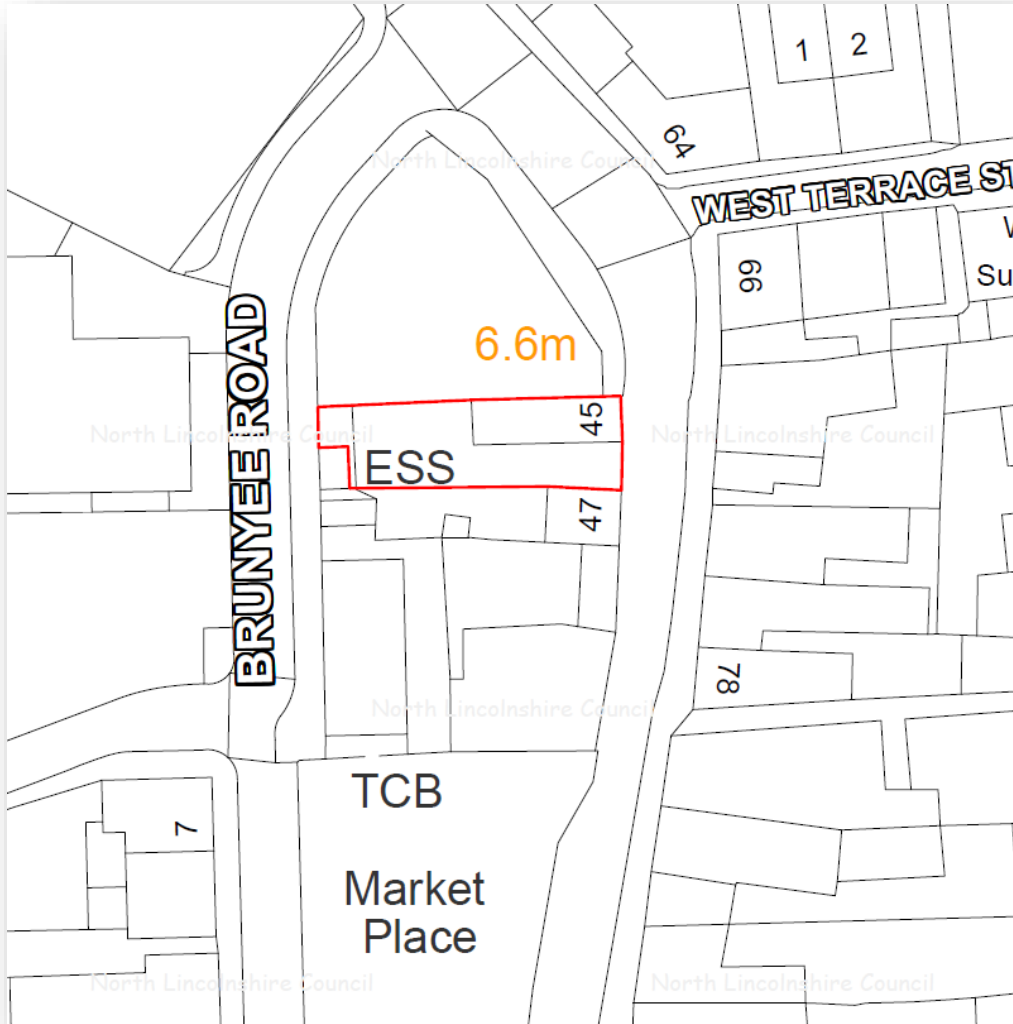
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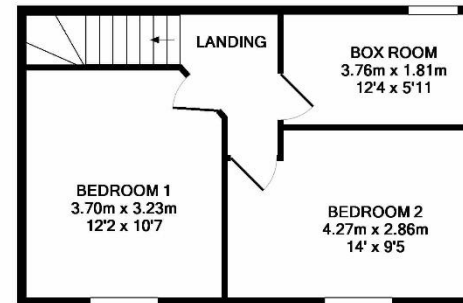
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**PLANS FOR IDENTIFICATION PURPOSES ONLY**



GROUND FLOOR



1ST FLOOR

45 HIGH STREET  
Made with Metroplex ©2017





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#### HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants.

We can do everything from finding a property to selling it and everything between.

Are you looking for a property to occupy or as an investment, we have a property finding service for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including surveys, valuations and reports on condition. Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, disrepair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then SELL OR LET the property as Craven Wildsmith specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liable, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression, architects drawings, specification, scope of works, amenities, infrastructure, services, information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.