

## DEVELOPMENT LAND FOR SALE

# King Edward Street Belton North Lincolnshire DN9 1QN

- Excellent site for luxury houses on large plots
- Good commuter location
- Total site approx. 0.77 hectares (1.9 acres)
- Conditional outline planning permission granted on 8<sup>th</sup> June 2016 under reference PA/2015/0200
- For sale as a whole or
- Plot by plot
- Joint ventures considered

**Price reduced to offers over  
£500,000**

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



### Location

The site is accessed off King Edward Street close to the War Memorial junction with West Gate Road and the A161 High Street which to the north gives access to the M180 at Junction 2.

The location is shown on the attached plans.

### Planning

The site benefits from conditional outline planning permission which was granted on 8th June 2016 under reference PA/2015/0200, a copy of the decision notice is available on request.

The scheme is for the development of 4 dwellings this is very low density, the client believes there may be scope to increase the density to 5 plots.

### Business Rates

Not Applicable.

### Proposal

The client is seeking offers for either

- The sale of the whole site or
- The sale of individual plots or
- A joint venture to develop the site

### 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.

### Energy Performance Certificate (EPC):

Not Applicable.

### Money Laundering:

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a passport or photo driving licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

### Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

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



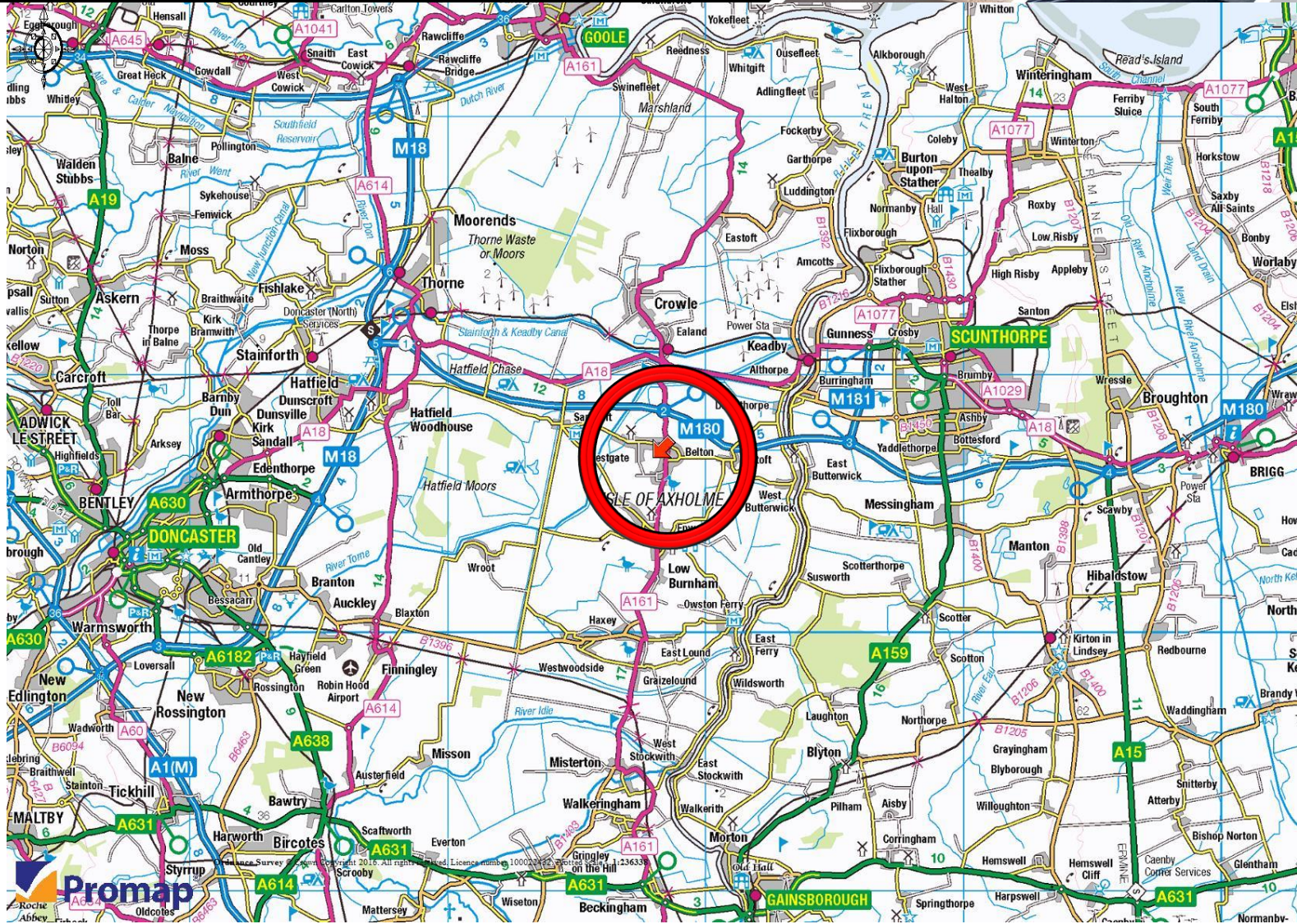
**M62 to Leeds & M1**

**M62 to Hull**

**A1 (M) North**

**M180 to Scunthorpe & South Humber Ports**

**M18 to M1 & Sheffield**

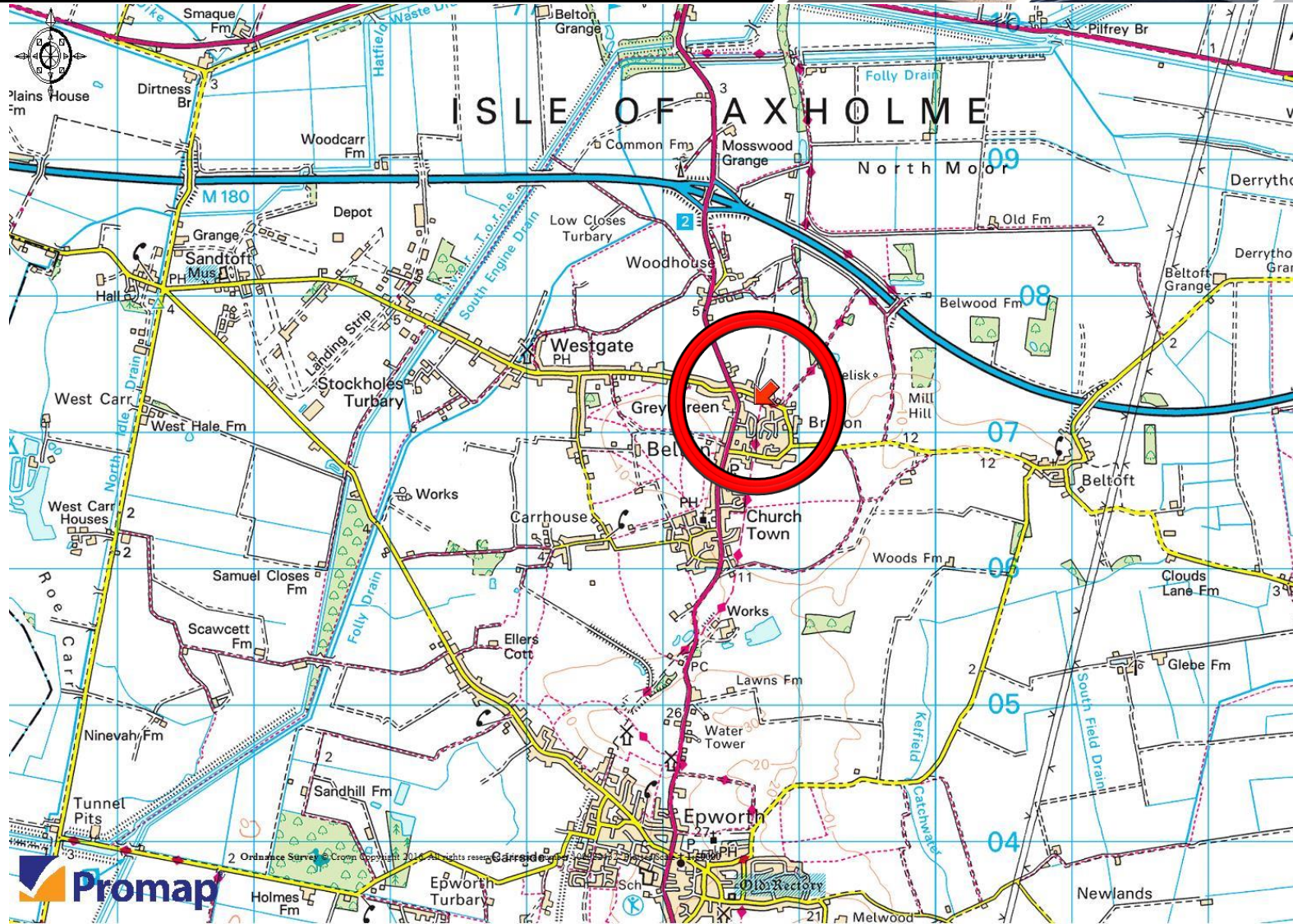




**cravenwildsmith**  
Residential & Commercial Property Professionals



Regulated by RICS

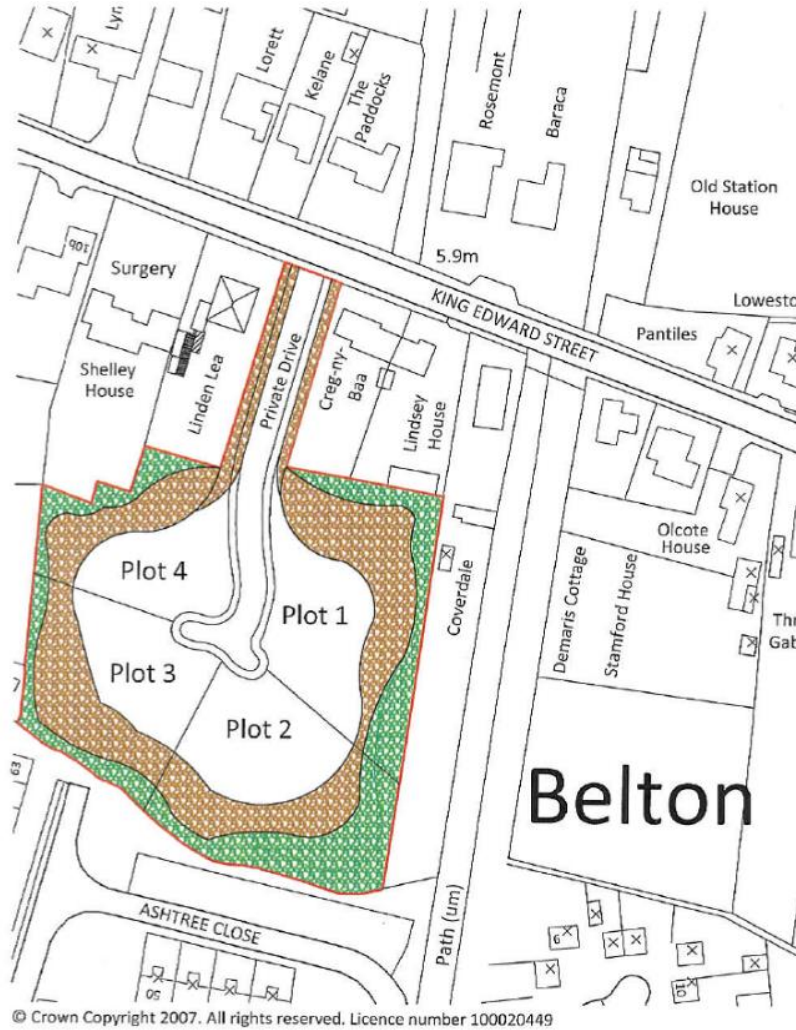


Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

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

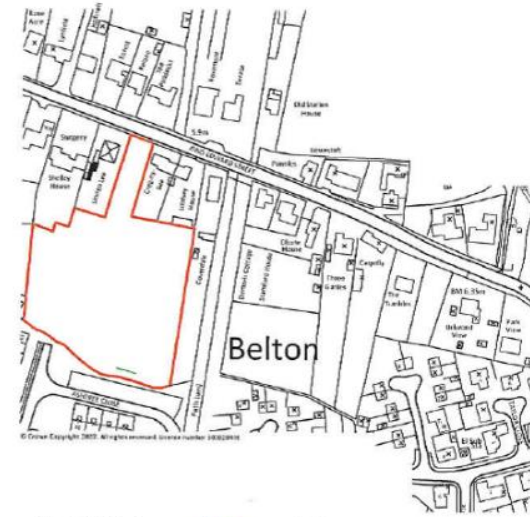


LC11 Buffer Zone  
1500m<sup>2</sup>

Additional  
LC11 Buffer Zone  
2470m<sup>2</sup>

Total 3970m<sup>2</sup>

Location Plan 1:2500



Site Plan 1:1250





## 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, dis-repair, 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** – we 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 liability, 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 or architects drawings or specification or scope of works or amenities, infrastructure or services, or 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.