



paul fox
the family estate agents

Price Guide
£450,000

EPC Rating: N/A

Potential Residential Development Site

Land North of 12 Eastoft Road, Crowle,
Scunthorpe, North Lincolnshire, DN17 4LF



- ✓ 1.0 ACRE SITE (approx)
- ✓ WITHIN ESTABLISHED RESIDENTIAL AREA
- ✓ SOUGHT AFTER POPULAR NORTH LINCOLNSHIRE TOWNSHIP
- ✓ SUITABLE FOR DESIRABLE CUL DE SAC HOUSING LAYOUT
- ✓ EASY COMMUTING DISTANCE OF DONCASTER/SCUNTHORPE
- ✓ IDEAL FOR LOCAL BUILDER/DEVELOPER
- ✓ PRICE: OFFERS AROUND £475,000

15-17 High Street, Epworth, Lincolnshire, DN9 1EP
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This is an outstanding potential Residential Development Site situated in this highly sought after and popular North Lincolnshire township of Crowle which lies on the A161 within 2 miles north of the M180 Motorway Network (Junction 2). Enjoying a good frontage to Eastoft Road which forms part of the A161, the site lies towards the north side of the town yet within short walking distance from the Market Place which includes a small selection of local Shops and the recently built Lincolnshire Co-Op Store. The site which lies within the development boundary of Crowle and being within an established residential area of the town, offers an outstanding opportunity for a very attractive and desirable cul-de-sac scheme of quality Detached Houses potentially up to 7 dwellings. Demand for these type of properties in this locality should prove to be high from potential new home buyers. The site which is situated on the western side of Eastoft Road and lies between Woodland Avenue and Cranidge Close, is relatively level and lies between number 12 and number 20 Eastoft Road and originally mostly formed part of the grounds of a former Farmhouse.

Crowle consistently proves to be a popular small country township conveniently situated within easy commuting distance of the City of Doncaster and the neighbouring major town of Scunthorpe and local townships of Goole and Epworth are within easy driving distance. There is a local Railway Station in the neighbouring small village of Ealand which is connected to the Cleethorpes to Doncaster railway line and good local road network provides easy access onto the M180 and A18. The town offers an excellent range of general amenities and facilities including Lincolnshire Co-Op and Tesco Express and a Medical/Health Centre, library, Leisure Centre facilities and there are Public Houses, Wine Bar, Café and within the surrounding neighbourhood is Hirst Priory Golf Course and the Seven Lakes Country Park water sports facilities in the neighbouring village of Ealand.



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SITE AREA – The site is irregular in shape and is shown on the enclosed OS Plan within these particulars and from measurements taken from this Plan the site has an approximate area of 1 acres. This is for guidance purposes only and potential purchasers should satisfy themselves with regard to the extent of the site, boundaries and site area.

PLANNING – The site is most suitable for a scheme of residential development. The site is located within the development boundary of Crowle and it is the Agents opinion that an appropriately prepared Planning Application for residential development is likely to be considered favorably by the Local Authority. However, all prospective purchasers are strongly advised to seek further clarification in this respect from the Local Planning Authority. The Agent will offer every assistance in this regard, and we would be only too pleased to discuss any potential scheme with a prospective developer.

LOCAL PLANNING AUTHORITY

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, North Lincolnshire, DN15 6NL

Telephone number - 01724 297000

Email – planning@northlincs.gov.uk

FLOOD RISK

In accordance with the Environmental Agency the site is understood to be located in a Flood Zone 1 area, an area with a low probability of flooding.

SERVICES

All mains services are understood to be available within close proximity of the site and on Eastoft Road. All prospective purchasers should satisfy themselves with regard to the location of all such services and further enquiries should be made with the relevant service providers in this respect.

TENURE

Freehold with full vacant possession.

VIEWING – VIA PAUL FOX

PRICE – OFFERS AROUND £475,000



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**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent.



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