



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Grimsby Road

Cleethorpes  
DN35 7ES

Offers in the Region Of  
£280,000

**\*\*REASONABLE OFFERS CONSIDERED\*\*** Crofts are pleased to offer a rare opportunity to purchase a large chunk of land close to central Cleethorpes with planning permission for 11 dwellings consisting for five four bedroom townhouses, two two bedroom town houses and four three/four bedroom town houses. Set on a private development this piece of land comes separate to the already constructed ten houses to the front but consistent with the design. Subject to further planning applications there maybe an option to alter and enhance the current planning. Three properties are subject to a section 106 agreement with the local authority. The original planning reference is DM/0157/15/SCR North East Lincolnshire Planning website.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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### Council Tax Information

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewing

By appointment only, telephone 01472 200666







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Rev	Date	Description	Drawn By	Checked By	Client	IM Mark Here
A	25.02.15	Added north point			Project Title	The Looking Good Site
B	21.04.15	Alterations to houses no.14			Drawing Title	Proposed Block Plan
C	17.08.15	Alterations made to these following Planning comments 17.08.15			Drawn By	
D	25.08.15	Added turning positions in and out of site			Checked By	Date: 17.12.14
			Drawn By		Drawn By	
			Scale		Revision	2/201 P001
			ISO 9001		D	Marked



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