



Land & Development in DN41

Barton Street, Keelby, Grimsby,
Lincolnshire, DN41 8EP

£375,000 Starting Bid

Allocated parking

Property features

- ✓ Situated on the A18 main road positioned within the village boundary overlooking green fields.
- ✓ A wide range of local amenities
- ✓ Local transport serves the local
- ✓ 5 plots
- ✓ Freehold

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****For sale via secure online bidding, terms and conditions apply****

We are delighted to offer to auction this rare opportunity to purchase a large building plot extending to approximately 0.8 acres with outline planning permission for the erection of 5 detached houses with garages and access. Plans can be seen on the West Lindsey District Council planning app Ref No WL/2024/00651

LOCATION

The site is situated on the A18 main road positioned within the village boundary overlooking green fields. Keelby offers a wide range of local amenities including 2 pubs, chip shop, a cafe, hairdressers and barbers, a supermarket and an excellent primary school. Local transport serves the local area.

SITE DETAILS

The proposal is an outline application for the demolition of existing outbuildings and the land is fundamentally level approximately 0.7 acres in total with a virtually level rear and measuring.

Plot sizes are as follows:

Plot 1 - 44m x 15m around 720m² - 0.16 of acre

Plot 2 - 44m x 13.7m around 612m² - 0.14 of acre

Plot 3 - 44m x 14m around 621m² - 0.15 of acre

Plot 4 - 44m x 14m around 677m² - 0.15 of acre

Plot 5 - 44m x 19m around 879m² - 0.2 of acre

PLANNING

Outline planning has been granted on 21.03.2025 by the West Lindsey District Council with all matters reserved using ref WL/2024/00651. We strongly advise that all planning enquires go through the local council prior to bidding.

ADDITIONAL INFORMATION

For further information email office@martinmaslinestateagents.co.uk or contact the selling Agents Martin Maslin Estate Agents to register your interest and arrange a viewing on Tel 01472 311000.

BEING SOLD VIA A SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £350,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

AUCTIONEERS ADITIONAL COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Price: Starting Bid £375,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

Location

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Site details

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 - Plot 4 - 44m x 14m around 677m2 - 0.15 of acre
 - Plot 5 - 44m x 19m around 879m2 - 0.2 of acre
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Tenure

Freehold. Title number LL93291

Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing subject site, this is to be done strictly by appointment.



Barton Street, Keelby, Grimsby, Lincolnshire, DN41 8EP

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

