



**Brigg Road,**  
Wrawby, Lincolnshire, DN20 8RH  
Reduced To £105,000





SINGLE BUILDING PLOT IN THE SOUGHT AFTER VILLAGE OF WRAWBY.  
Outline Planning Permission for a single detached dwelling.  
Select development of only 4 plots.

### **DESCRIPTION**

An opportunity to acquire a single building plot with Outline Planning Permission to erect a single detached dwelling in the highly regarded village of Wrawby. The plot is in a development of only 4 plots situated to the rear of Elsham House with views towards the Ancholme valley. The site was granted Outline Planning Permission under licence number PA/2018/1093 on 01.11.2018 and renewed on 11/02/22 under number PA/2021/1850 ( A copy of the permission can be viewed in the Agents' office or on the online planning portal.)

The site is situated at the rear of Elsham House and comprises of a former smallholding and slopes gently to the rear.

Plot 2 has an approximate frontage 23.8m widening to 25.80m at the rear with a mid point depth of 27m to the roadway.

### **GENERAL REMARKS**

It is understood that mains services are available in the immediate vicinity however prospective purchasers are advised to confirm their exact location, suitability and connection charges from the statutory undertakers prior to legal exchange of contracts. The site is offered with the benefit of outline planning only with all matters reserved. Purchasers should satisfy themselves that the details of the proposed design, layout, sizes and landscaping would be acceptable to the local planning authority.


### **ROAD**


The Vendors inform us that there will be a 20% contribution per plot for the future upkeep and maintenance of the development road.

### **NOTE**

The Vendor may consider an offer for all remaining plots as a single unit subject to negotiation.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



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