



Plot 1

Plot 2

Superb Building Plots
Manor Farm, Humberston, DN36 4JE

M A S O N S
EST. 1850

A rare chance to create highly individual, bespoke homes adjacent to the Listed Manor House and Stable conversion and former grounds of the 13th century Humberston Abbey.

Full planning permission for three unique building plots in an exclusive location, for sale by private treaty as a whole or in two lots.

Situation

The property is located in Humberston, a popular and up-market village some 4.5 miles south of Grimsby, and just 3.2 miles from the seaside town of Cleethorpes. Viewing is highly recommended to appreciate the plot's true size. To do so, follow the A16 northbound towards Grimsby. Upon reaching the Toll Bar Roundabout, turn right onto Humberston Avenue, one of the prime residential areas of Grimsby. At the end of the road, turn right onto Tetney Road and as you approach the left-hand bend, the entrance to the property can be found directly on the left, as denoted by a Masons 'For Sale' board.

Description

The property was once part of the working 'Manor Farm' however, due to the requirements of modern agriculture, the yard and buildings were no longer fit for purpose. The modern farm buildings have now been demolished to make way for the construction of two individual houses and a pair of semi-detached homes.

These outstanding plots benefit from Full Planning Permission (Ref; DM/0199/16/FUL and DM/0200/16/LBC). Full details of the planning consent and all relevant plans can be found on the North East Lincolnshire Council's website: <https://www.nelincs.gov.uk/planning-and-development>. The planning consent was granted for the conversion of the traditional barns together with two substantial plots and a pair of semi detached properties. The barns have since been sold and are contracted for the

substantial repair part of the project to be completed by March 2020. The Vendor has retained the most southerly plot for their own development, and upon this site currently stands an agricultural building. This building will be demolished prior to occupation of the completed development. The remaining plots are therefore available to purchase separately or as a whole. Further information regarding this can be obtained from the selling agents.

Plot 1 has planning permission for a detached four bedroom dwelling, designed around open plan family living. Plot 1 also benefits from ample garden space to the rear, and an integral double carport.

Plot 2 has planning permission for a pair of four bedroom, semi-detached dwellings. Upstairs are spacious bedrooms, with family and en-suite facilities. The plot has the benefit of outstanding southerly views across the open grassland, currently used for grazing livestock, and is arguably the best plot on the market in Humberston. **Applicants may consider varying the planning permission in favour of a single detached dwelling, subject to the approval of the local planning authority and the Vendor.**

The dwellings have been carefully designed and include modern features such as a large open plan kitchen, dining and family areas, perfect for entertaining.

Services

The purchaser is to satisfy themselves as to the exact position and accessibility of nearby mains services and will be required to make their own connections.

Access and maintenance

Ownership of the area shown green on the plan will be retained by the Vendor with legal pedestrian and vehicular rights of way granted as necessary. The maintenance of which will be dealt with by a management company, the

costs of which will be shared by the serviced plots.

Wayleaves, Easements, Covenants, Conditions and Rights of Way

The plots are sold subject to and with benefit of all existing wayleaves, easements and rights of way, whether mentioned in these particulars or not.

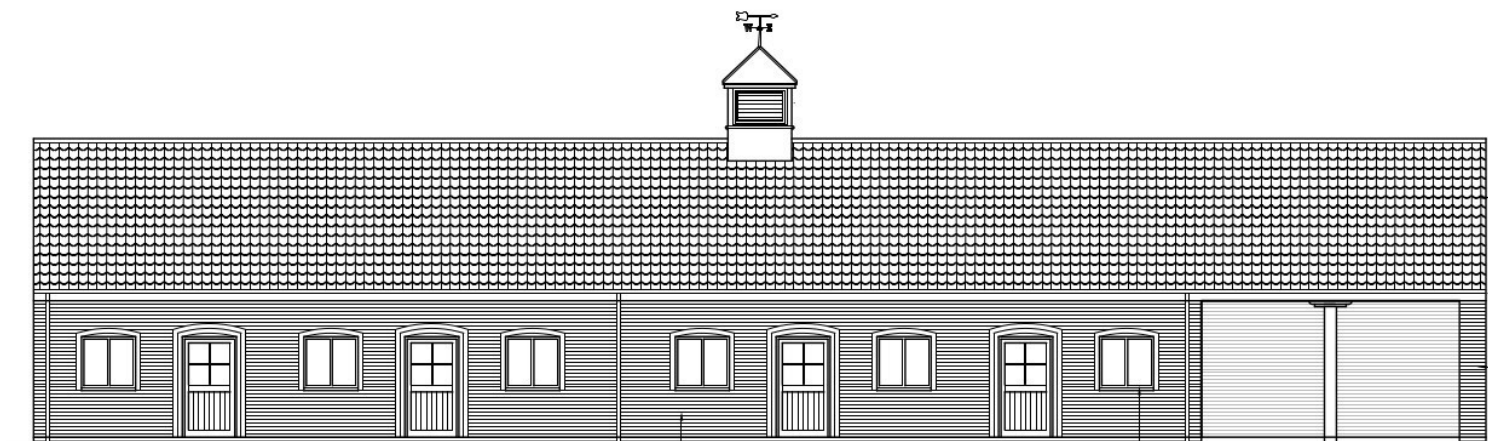
The Vendor is conscious to preserve the character of the location due to its historical significance and for the benefit of all residents and will therefore impose the following restrictive covenants into the sale contract:

- Not to cause noise, nuisance or disturbance to the Vendors retained land, and adjacent properties on the development.
- Not to carry out any development other than the approved scheme without prior approval from the Vendors or their successors in title, such consent not to be unreasonably withheld or delayed.
- Not to use the property for any purpose other than residential use unless the prior approval of the Vendors or their successors in title is granted.
- Not to keep any caravan or vehicle adapted or intended for use as a dwelling or sleeping accommodation or boat or trade vehicle on the property unless the same is stored in a garage.

Please be advised that the land registry title number HS373244 contains provisions that ensure the development as a whole functions correctly, when the whole yard is in different ownerships. Prospective purchasers are advised to make offers in the full knowledge of those covenants. Perspective purchasers are however advised to make their own enquiries of the legal titles before making an offer.

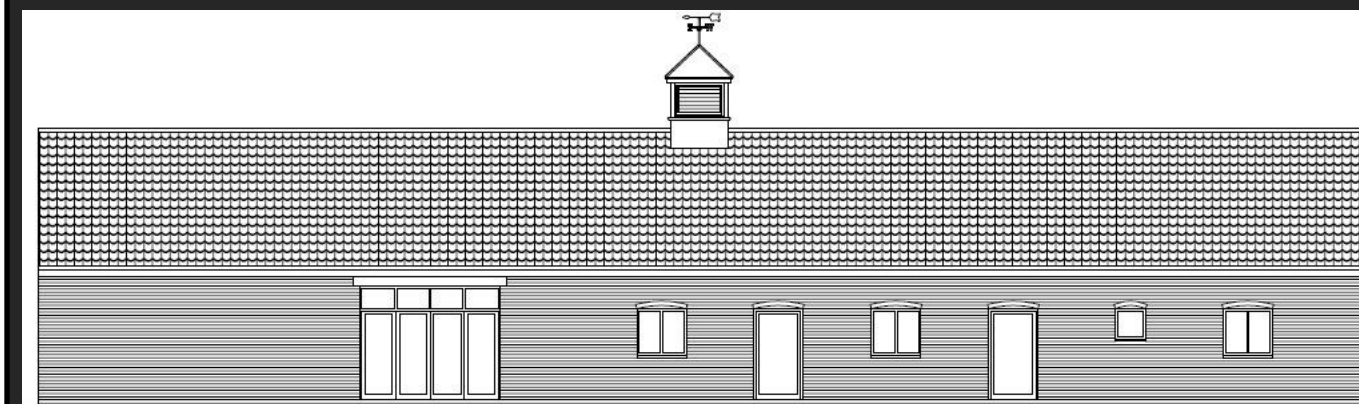
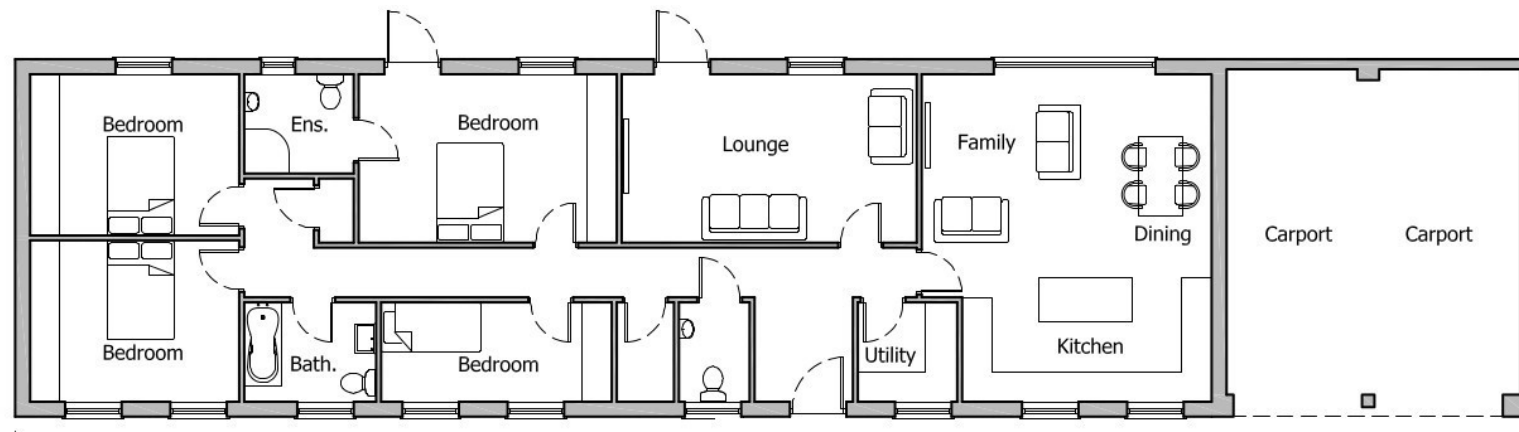
Plot 1

- Double Garage
- Four bedrooms
- Two reception rooms
- Totaling 218m²



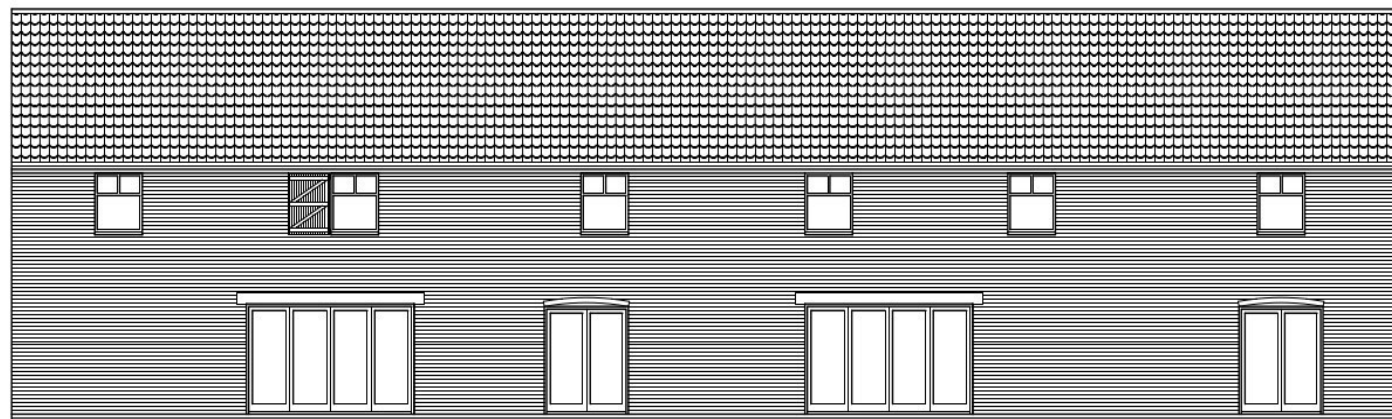
Front Elevation

Floorplan



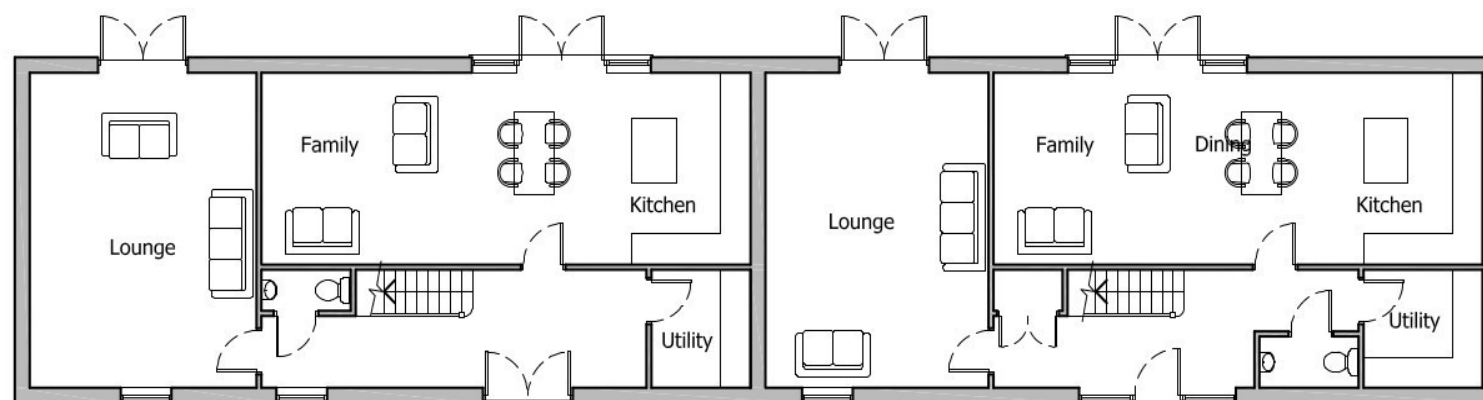
Rear Elevation

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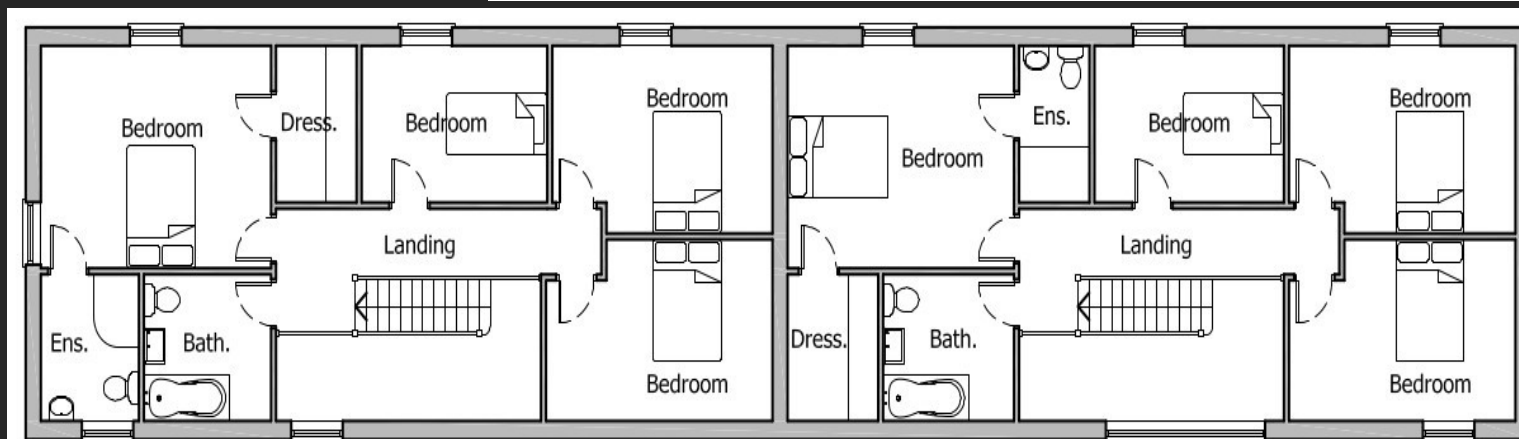
Rear Elevation

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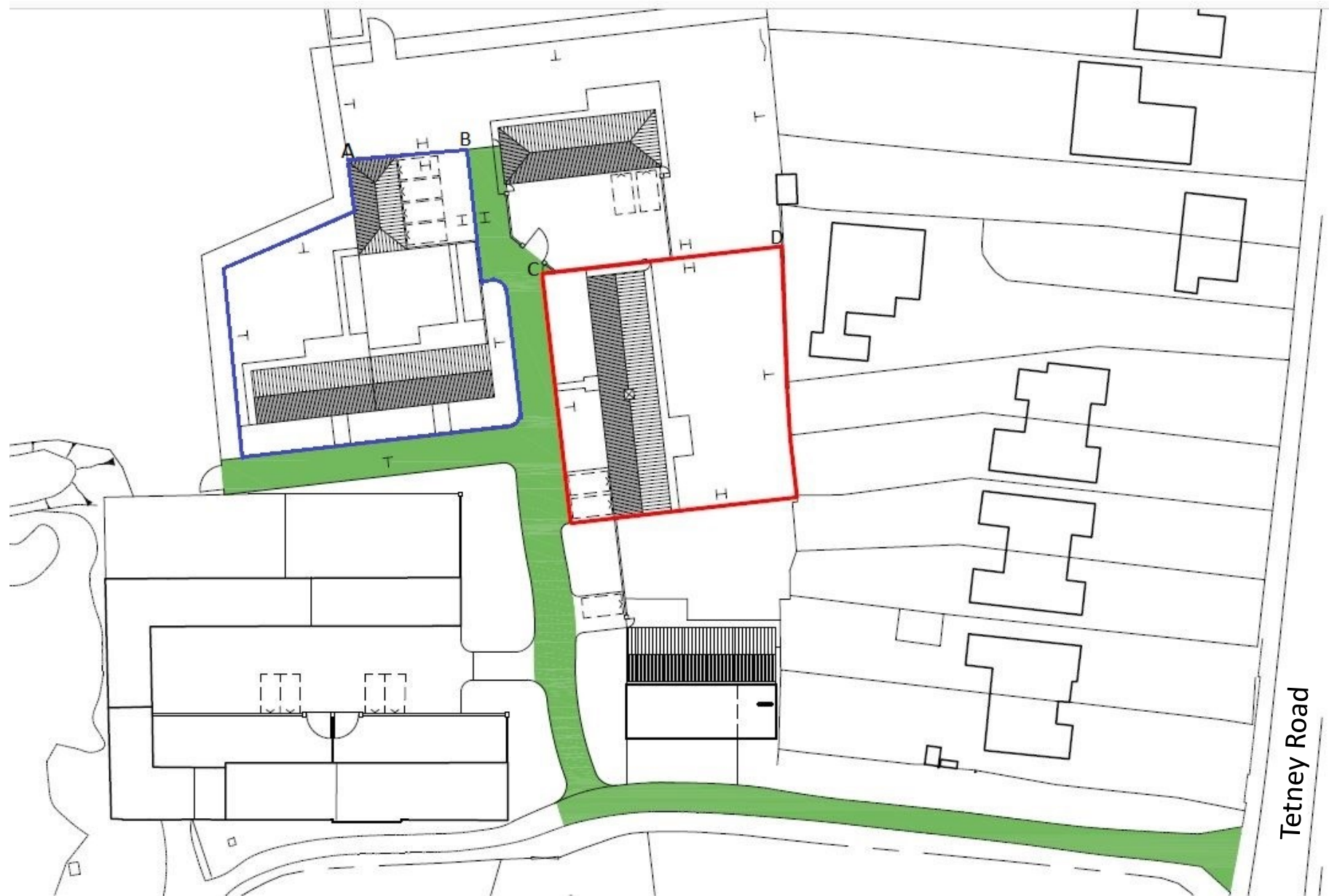
Plot 2

- Four-bay garage
- Four reception rooms
- Eight bedrooms
- Totaling 400m²



Ground Floor

First Floor

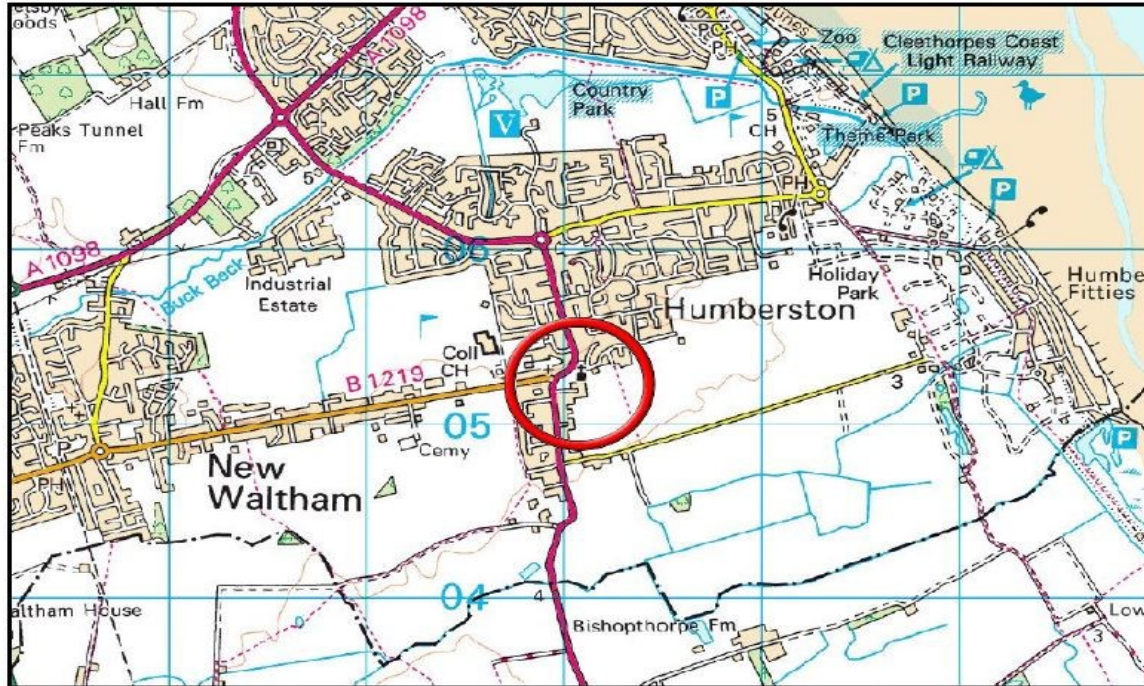


Site Plan

**Plot 1—917m²
(0.22 acres)**

**Plot 2—1,196m²
(0.29 acres)**

Tetney Road



Boundaries

Boundary fences and gates and their ownership are shown on the site plan (A-B and C-D). The type of fencing is to be Lincolnshire Post and Rail and is to be erected within six months of sale completion.

Tenure

Freehold with the benefit of vacant possession upon completion.

VAT

It is not anticipated that VAT will be charged, however should any sale of any part of the land or any rights attached to it become chargeable supply for the purpose of VAT, such tax will be payable by the buyer(s) in addition to the contract price.

Important Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.

Viewings

Strictly by appointment through the selling Agent. Given the nature and potential hazards of a building site, care should be taken during the viewing, particularly on the uneven surfaces.

Vendor's Solicitor

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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or le, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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