

Pygott & Crone

Land adj , 2 Eleanor Street

Grimsby, Lincolnshire, DN32 9DT

Guide Price

£36,000

Land (Residential)

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee payable
- PlannIng Granted for 3 Dwellings
- Planning Approval DM/0905/22/FUL
- 2 Semi and 1 Detached
- Properties have off road parking
- Grimsby Town Centre
- Built Homes ideal FTB or Investment





Overview

Modern Method of Auction - T & Cs Apply - Prime Residential Development Opportunity | Central Grimsby

A rare opportunity to acquire a shovel-ready development site situated in the heart of Grimsby. This plot comes with the benefit of full planning permission for the construction of three modern dwellings: a pair of semi-detached homes and one detached property. Designed to meet the high demand for town-centre living, each home features a thoughtful layout and the highly coveted addition of off-road parking—a premium feature for this central location.

Key Highlights: Planning Granted: Approved for 3 residential units (2 semis, 1 detached). Strategic Location: Walking distance to Grimsby town centre, transport hubs, and local amenities. Ready to Go: Ideal for local developers looking for an immediate starts. Parking Included: All plots include dedicated off-street parking.

This is a fantastic chance to contribute to the regeneration of the area while delivering much-needed quality housing. Planning was granted by NeLincs under refernce number DM/0905/22/FUL






Elevation Materials
Eleanor Street Elevation
9.080 f.f.l.
6.430 f.f.l.
3.780 f.f.l.
3.630 f.f.l.
Side (East) Elevation
Front (North) Elevation
Rear (South) Elevation
Side (West) Elevation
Rear (South) Elevation








NOTICE
THIS CAR PARK
IS PROTECTED
BY 24 HOUR
SURVEILLANCE
CAMERAS







BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.

Pygott & Crone

Land adj , 2 Eleanor Street, Grimsby
is on the market with our Grimsby branch

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22 South St Mary's Gate, Grimsby DN31 1LQ

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