



Land to the rear of Manor Farm, High Street
Messingham, Scunthorpe, South Humberside, DN17 3NT

£400,000

1 Bedroom Land (Residential)

- Development Opportunity
- Planning Reference - PA/2024/250.
- Outline Planning for upto 8 Dwellings
- Includes Attractive Stone Barn
- Highly Regarded Village
- Separate Right of Access From Scotter Road



Overview

An exciting development opportunity comprising a site with outline planning permission for the construction of up to eight dwellings, granted following a successful planning appeal under reference PA/2024/250.

Of particular interest is an attractive stone barn, which offers considerable potential for conversion to residential accommodation. The remaining barns and outbuildings may also offer opportunities for redevelopment or removal, providing scope to create a high-quality residential scheme.

The site benefits from a separate right of access from Scotter Road, providing a practical access arrangement for the proposed development. This is indicated by the hatched lines shown on the drone photograph.



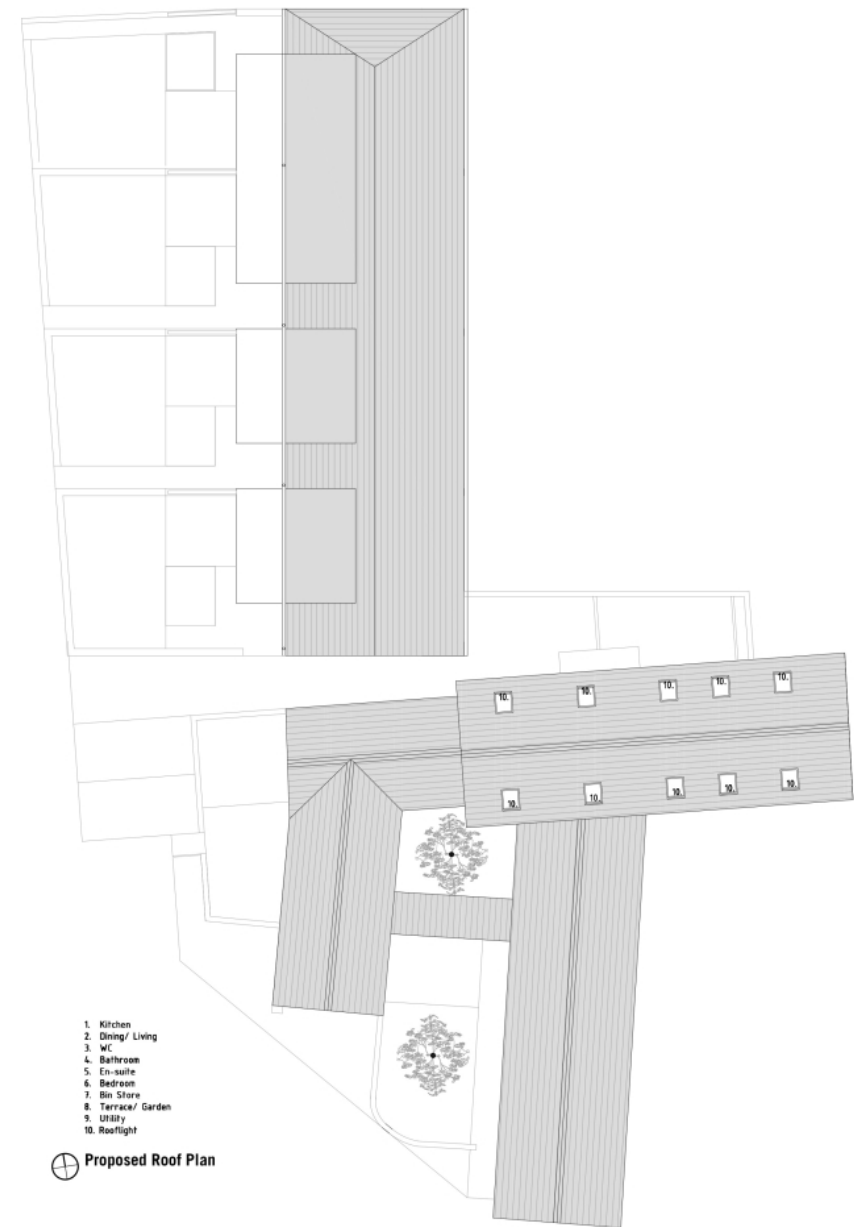
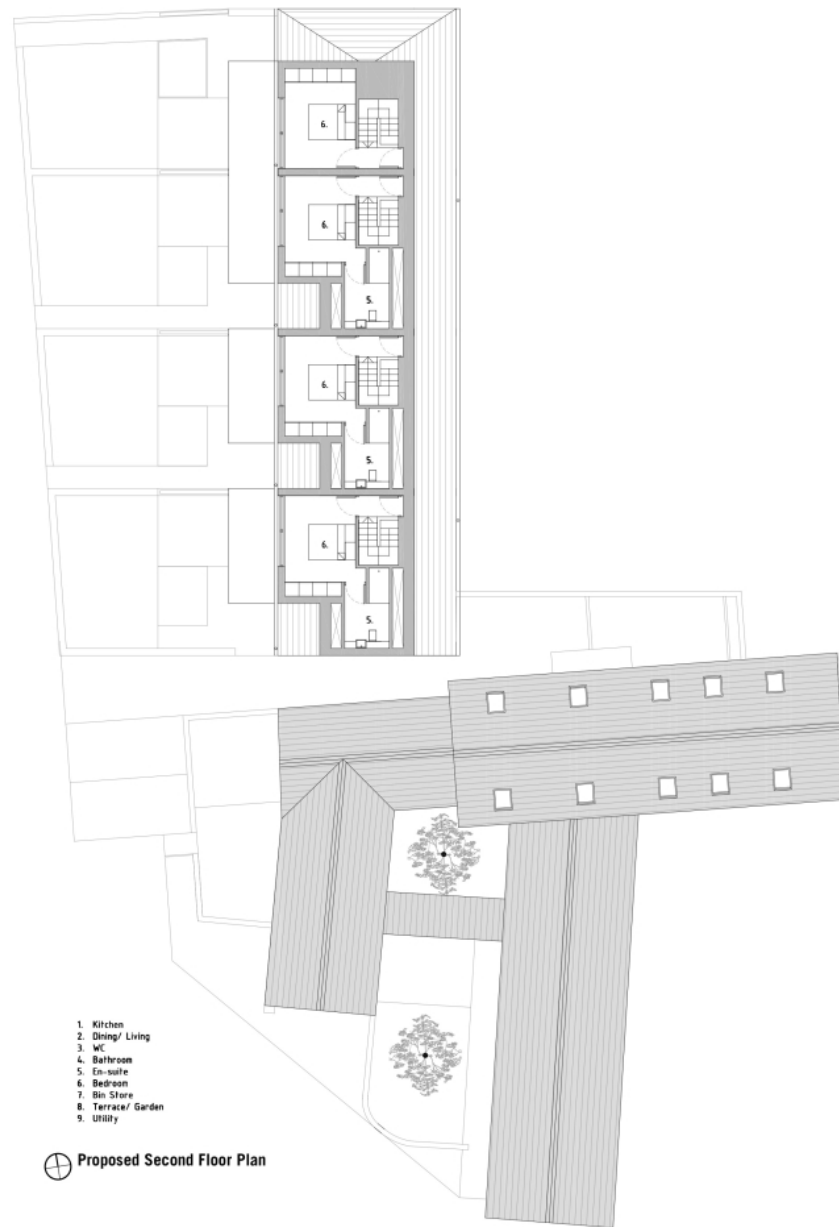
The approved planning permission provides for a total of nine dwellings, incorporating the existing Italian restaurant, Abbondante, which fronts High Street. For the avoidance of doubt, Abbondante, together with the associated dwelling, is not included in the sale. The property being offered comprises the remainder of the development site, excluding the restaurant and associated dwelling.

Overall, the site represents an attractive opportunity for developers, investors or those seeking a residential development project, benefiting from a range of existing buildings offering further potential.

Agent's Note: The site also benefits from a previously approved planning permission for seven dwellings under reference PA/2018/978, granted in 2018. The plans relating to this earlier permission have been included within the marketing particulars for illustrative purposes, to provide an indication of how the site could potentially be developed.











Location



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Proposed South Elevation



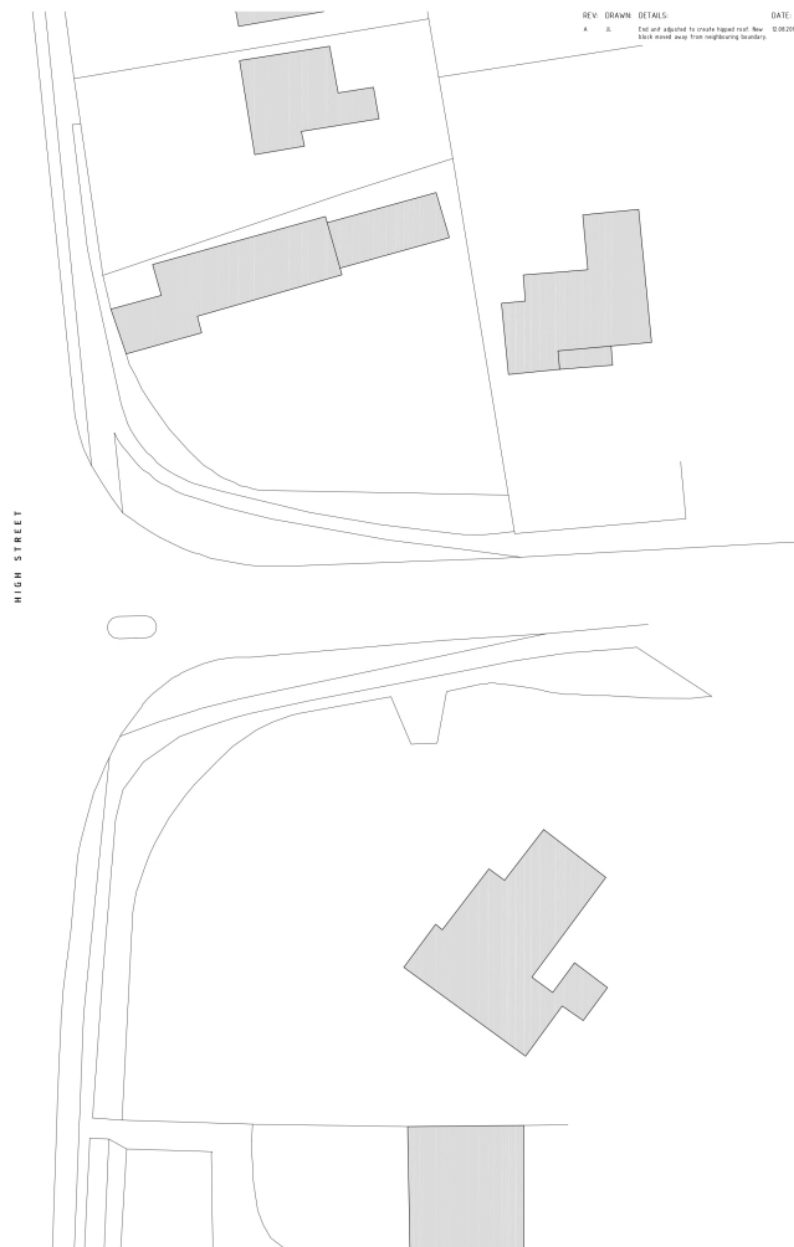
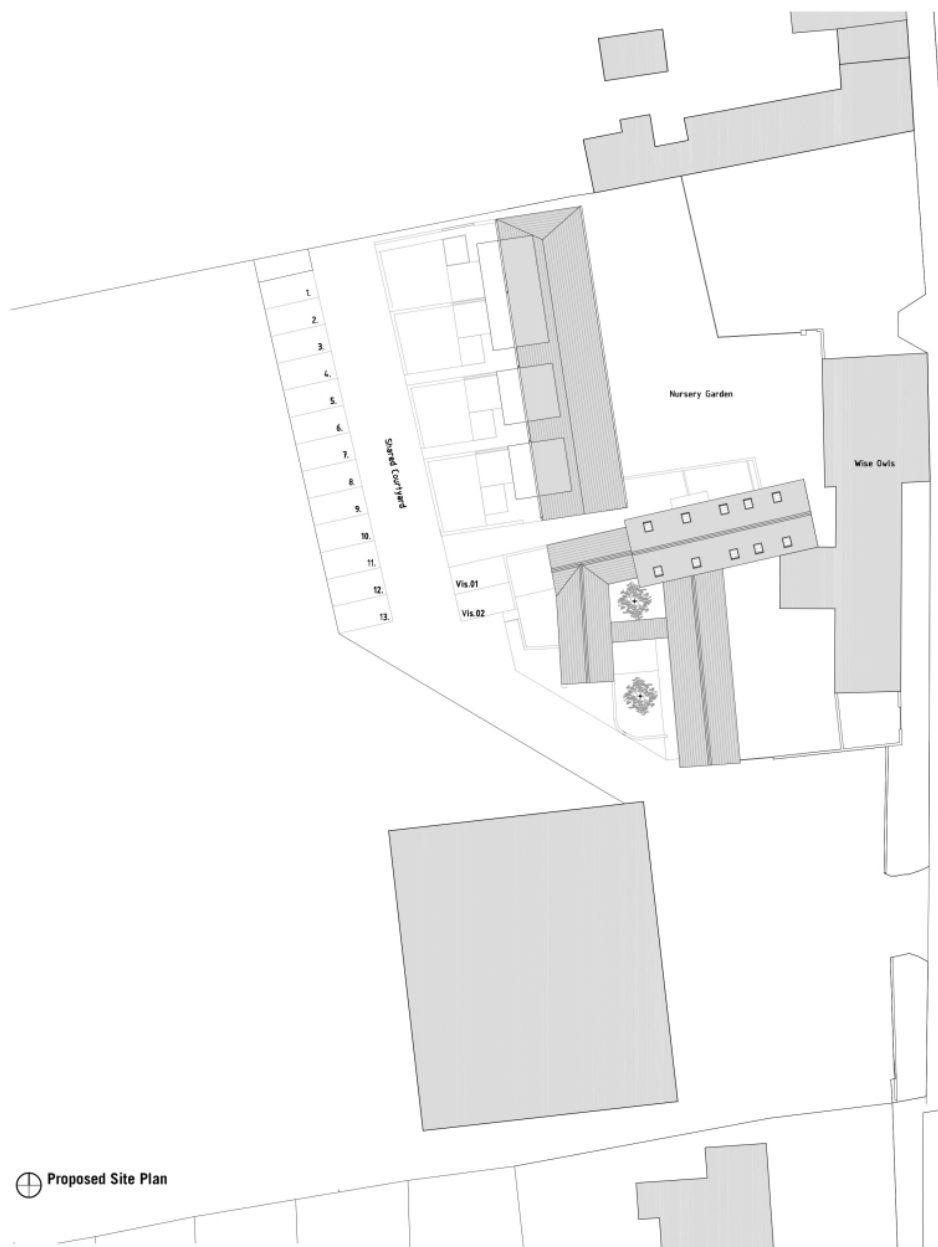
Proposed South Elevation



Proposed West Elevation



Proposed West Elevation



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