



## Land & Development in DN41

Station Road, Stallingborough, Grimsby,  
Lincolnshire, DN41 8AF

**£73,000** Starting Bid

Allocated parking

## Property features

- ✓ Full planning permission granted for a two-bedroom detached bungalow (Ref: DM/0091/24/FUL)
- ✓ Generous 0.17-acre plot with approved new vehicular access
- ✓ Thoughtfully designed single-storey layout suitable for
- ✓ Excellent transport links via the A180 and local amenities nearby

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

ATTENTION DEVELOPERS / SELF BUILDERS - A rare opportunity has arisen to acquire this site with full planning permission for a two-bedroom detached bungalow, ideally located on Station Road in the well-regarded village of Stallingborough. Approved under planning reference DM/0091/24/FUL, the proposed scheme includes the erection of a well-proportioned single-storey dwelling, together with alterations to the front boundary to form new vehicular access, ample off-road parking, and a turning area.

Occupying a generous plot of approximately 0.17 acres, this site offers an excellent prospect for self-builders or developers seeking a manageable, single-unit project in a desirable semi-rural location. Stallingborough is a popular village positioned between Grimsby and Immingham, offering a range of local amenities and strong transport links via the A180.

The approved plans reflect a thoughtfully designed layout, well-suited to contemporary living, with scope for a buyer or builder to apply their own finishing touches and specification.

Full planning permission and supporting documents can be viewed on the North East Lincolnshire Council Planning Portal under reference DM/0091/24/FUL. Interested parties are advised to make their own enquiries regarding services and planning conditions.

Offered with no onward chain, this is a prime opportunity to deliver a bespoke new home in a thriving village setting. For further information or to arrange a site inspection, please contact us without delay.

Please note we have not inspected the property.

Price: Starting Bid £73,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

## Location

Occupying a generous plot of approximately 0.17 acres, this site offers an excellent prospect for self-builders or developers seeking a manageable, single-unit project in a desirable semi-rural location. Stallingborough is a popular village positioned between Grimsby and Immingham, offering a range of local amenities and strong transport links via the A180.

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## Accommodation

Site with full planning permission for a two-bedroom detached bungalow, ideally located on Station Road in the well-regarded village of Stallingborough. Approved under planning reference DM/0091/24/FUL, the proposed scheme includes the erection of a well-proportioned single-storey dwelling, together with alterations to the front boundary to form new vehicular access, ample off-road parking, and a turning area.

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## Tenure

Freehold, subject to title split

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Station Road, Stallingborough, Grimsby, Lincolnshire, DN41 8AF

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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