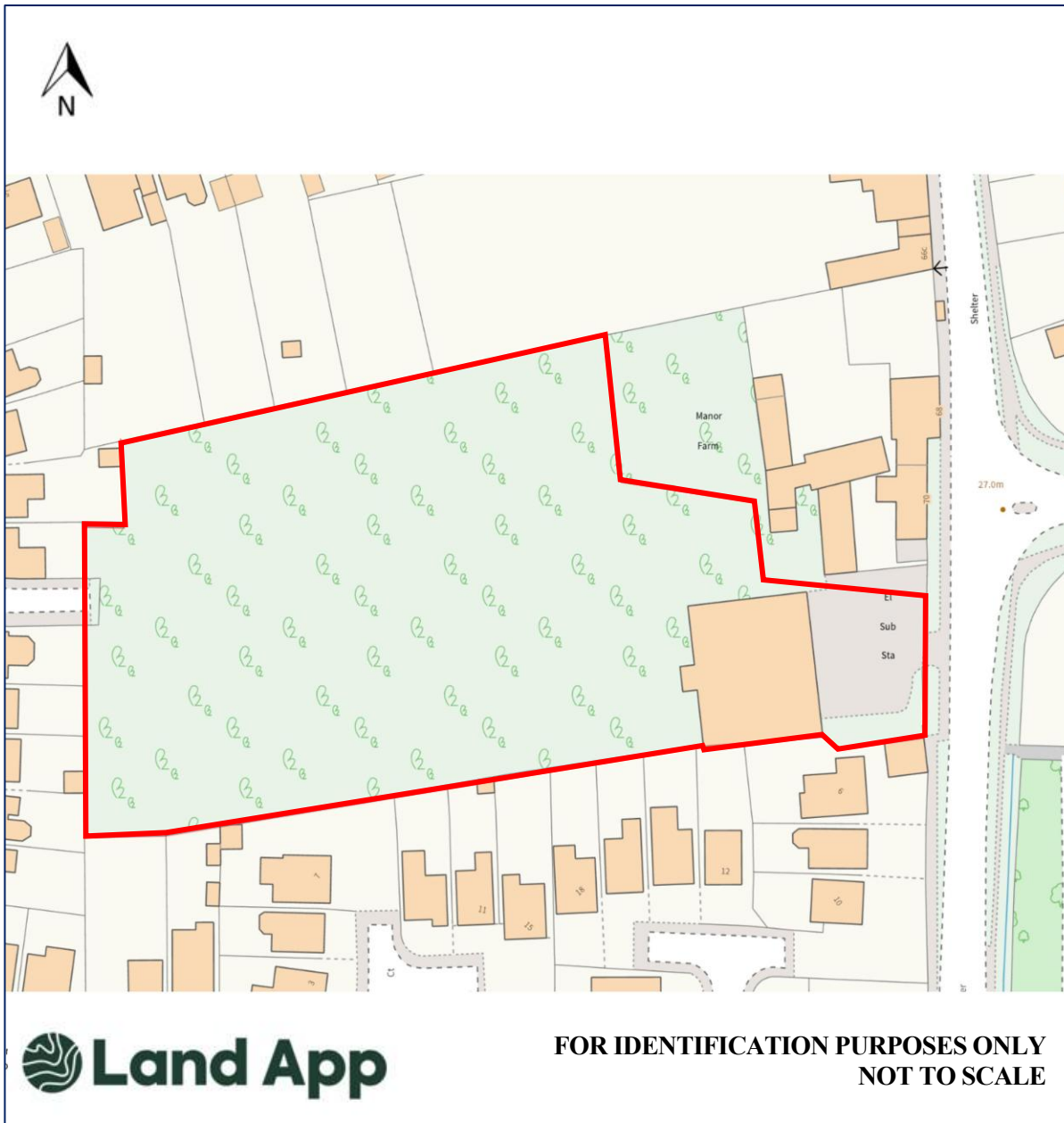




**RESIDENTIAL DEVELOPMENT LAND** – 2.45 Acres (0.96 ha)  
Land next to the Stables Restaurant, High Street, Messingham, DN17 3UJ

**BELL**

## RESIDENTIAL DEVELOPMENT LAND, ENJOYING A CENTRAL VILLAGE LOCATION IN NORTH LINCOLNSHIRE



- Outline Planning Consent for 20 market dwellings (2 affordable)
- With all matters reserved for subsequent consideration
- Currently comprising an area of open amenity land currently consisting of scrub land with a concrete hardstanding and steel portal frame barn to the south east corner
- Vehicular access from High Street/ Scotter Road with easy pedestrian access within the village
- Level site ready for immediate development



## LOCATION

Messingham is a village and civil parish in North Lincolnshire, England. The village is situated on the A159, 4 miles south of the centre of Scunthorpe and 1 mile south of the M180. West Lindsey is 1 mile to the south, as is Scotter. Messingham has a population of over 4,000 people

The land fronts High Street/Scotter Road just south of the centre of the village and is shown for identification purposes on the plans attached.

## GENERAL DESCRIPTION

A level block of scrub land, extending to approx. 2.45 acres (0.96 ha) with access from High Street/Scotter Road. The land is situated centrally within the well-regarded village of Messingham. It is bordered on the north, south and west by established residential dwellings.

Outline planning consent has been approved for a low-density scheme of 20 market dwellings. Incorporated within the scheme is provision for open space within the site, which will enhance the setting and retain a semi rural nature.

## TOWN AND COUNTRY PLANNING

Outline Planning Permission for the erection of 20 dwellings was granted by Appeal under Ref: PA/2023/1229 on the 6<sup>th</sup> November 2024.

The planning documents can be viewed online at:-  
<https://www.northlincs.gov.uk/planning-and-environment/planning-permission-applications-and-appeals/>

A s.106 agreement has been agreed and signed 14 August 2024

Education Contribution	£5,795 per Market Dwelling
Affordable Housing	2 Dwellings
Open Space	2900SqM of Open Space to be provided

A copy of the s.106 Agreement is available from the Agents on request.

We are informed by the seller that the council have indicated that they are willing to negotiate a smaller area of open space.

*Further enquiries should be directed to:*

North Lincolnshire Borough Council  
Church Square House  
30-40 High Street  
Scunthorpe  
North Lincolnshire  
DN15 6NL  
T. 01724 297000

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

## SERVICES

All main services are available in the locality. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

## TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion. Offers on either a conditional or unconditional basis will be considered.

## VIEWING

At any time on site.

## PRICE

£600,000

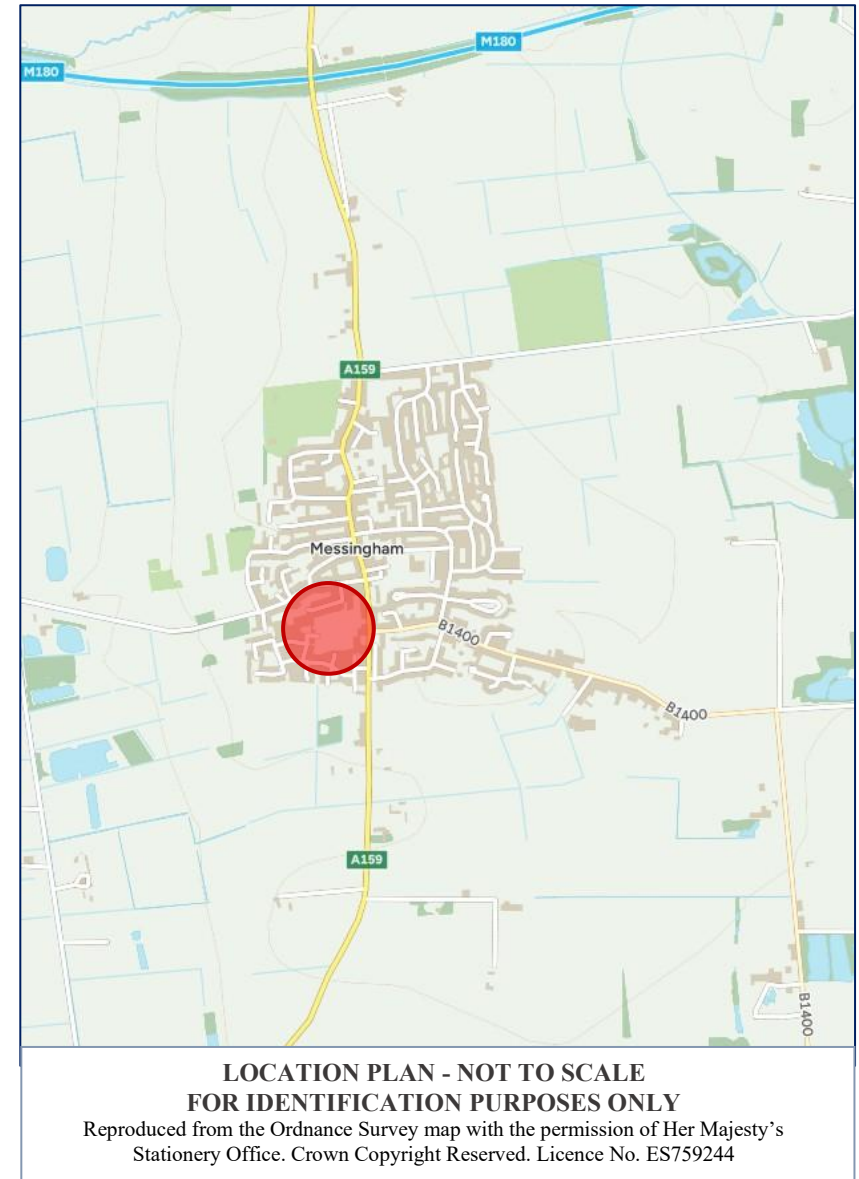
For further information contact:  
**Commercial Department**  
*Agent: Alastair Boulton MRICS*

Old Bank Chambers  
Horncastle  
LN9 5HY  
Tel: 01507 522222  
Email: [alastairboulton@robert-bell.org](mailto:alastairboulton@robert-bell.org)

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These particulars were produced April 2026



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