



RESIDENTIAL DEVELOPMENT OPPORTUNITY
NORTH MOOR ROAD, SCOTTER, GAINSBOROUGH, LINCOLNSHIRE
FOR SALE WITH OUTLINE PLANNING FOR UP TO 42 DWELLINGS



RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND TO THE EAST OF NORTH MOOR ROAD, SCOTTER, GAINSBOROUGH

(Scunthorpe 7 miles, Doncaster 30 miles, Hull 34 miles)

4.13 ACRES (1.67 HECTARES)

or thereabouts

FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON FRIDAY 15 JULY 2022

FREEHOLD WITH VACANT POSSESSION

Introduction

This is an outstanding opportunity to purchase a edge of village residential development site in the desirable Lincolnshire village of Scotter, which has the benefit of outline planning permission for up to forty two new build dwellings. The site extends to 4.13 acres (1.67 hectares) and currently comprise a relatively level arable field at the edge of the settlement.

Location

Situated in the popular and sought after village of Scotter and within the catchment for Queen Elizabeth's High School in Gainsborough, the site is located to the east of North Moor Road, on the north eastern fringe of the village of Scotter.

Value Added Tax

We are advised the Vendor has not elected to pay VAT on this site.

Solicitors

Sills & Betteridge Solicitors LLP
27 - 31 Northgate
Sleaford
NG34 7BW
Tel: 01529 302800
Ref: Raj Blackburn
E-mail: RBlackburn@sillslegal.co.uk



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Services

Prospective purchaser(s) are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that connections can be achieved.

Easements, Wayleaves and Rights of Way

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

Planning

An Outline Application with access to be considered was submitted for up to 42 dwellings. The application was granted on 04 February 2022, subject to a section 106 agreement and planning conditions. Planning Application Reference 143478.

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG
DN20 8HS
Tel: 01652 653669
Ref: Tori Heaton
E-mail: tori.heaton@ddmagriculture.co.uk

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Planning Obligations / S106 Contributions

- Affordable Housing - requirement to provide and construct 20% of the dwellings.
- LEAP - five items of play equipment are to be provided within the existing play area on Johnston Drive.
- Public Open Space – an area of no more than 630m sq.

Further Information / Data Room

The information listed below is available online from the selling agents, upon request;

- Decision Notice.
- S106 Agreement.
- Indicative Layout Plan.
- Topographical Survey.
- Ecology Survey.
- Flood Risk Assessment and Outline Sustainable Drainage Strategy.
- Transport Statement.
- Preliminary Environmental Risk Assessment.
- Geo-Environmental Assessment.
- Archaeological Desk-Based Assessment.

Local Authority

Interested parties should make their own enquiries with West Lindsey District Council Planning Department:-

Telephone: 01427 676676 website: www.west-lindsey.gov.uk.

Viewing

The land may be viewed at any reasonable time during daylight hours in possession of a set of these particulars.

Method of Sale

The property is offered for sale as a **whole by Informal Tender**. Offers are invited on an unconditional basis. However, consideration will be given to conditional offers subject to reserved matters planning approval. In the event of bids being submitted on a conditional basis, subject to planning, these are to be accompanied with confirmation that all technical information has been reviewed/abnormal costs allowed for and detailed timescales for submission of such an application. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted in accordance with the following:-

1. Expressed as a lump sum total and clearly identifying and conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser.
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance.
5. Submitted in a sealed envelope marked “**Residential Development Opportunity, Scotter**”.
6. The sealed envelope should be marked on the outside with the name(s), address(es) and date(s) of birth of the prospective Purchaser(s). This is to comply with recent changes to Anti-Money Laundering legislation.
7. Submitted not later than **12 noon Friday 15 July 2022**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

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Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



JH Pickup & Co