



DEVELOPMENT  
OPPORTUNITY

**RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH ADJOINING Paddock LAND  
FOR SALE WITH OUTLINE PLANNING FOR FOUR DWELLINGS  
WOOTTON, ULCEBY, NORTH LINCOLNSHIRE, DN39 6SJ**





# VILLAGE DEVELOPMENT OPPORTUNITY WITH ADJOINING AMENITY/PADDOCK LAND

## LAND AT WOOTTON, ULCEBY, DN39 6SJ

(Scunthorpe 18 miles, Humber Bridge 12 miles, Grimsby 15 miles)

## FOR SALE WITH OUTLINE PLANNING FOR FOUR DWELLINGS

### FREEHOLD WITH VACANT POSSESSION

#### Introduction

This is an outstanding opportunity to purchase a site in the desirable small North Lincolnshire village of Wootton, which has the benefit of outline planning permission for four new build dwellings and adjoining paddock land.

#### Location

The land is situated to the east of Thornton Road in the village of Wootton. This idyllic country village is well regarded due to its retained countryside character, large central village pond, popular Public House and Primary School. The village lies to the north of the M180 motorway, which provides easy access on to the national motorway network as well as into the nearby commuter towns of Scunthorpe, Grimsby and Hull.

#### Tenure & Possession

The land is offered for sale freehold with the benefit of vacant possession upon completion.



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Ref: TH/BW/BR-21/073  
Date: 05 August 2021

#### Viewing

Viewing is strictly by confirmed appointment with the Vendor's Selling Agents on (01652) 653669.

#### Value Added Tax

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor(s) for any VAT which may subsequently be payable.

#### Method of Sale

The property is offered for sale by private treaty. Interested parties are invited to speak to Tori Heaton of the Selling Agents on 07970 126304 or (01652) 653669 to discuss their interest.



#### Selling Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669  
Ref: Tori Heaton

E-mail: [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk)

## **DEVELOPMENT OPPORTUNITY WITH ADJOINING LAND**



### **Planning**

The site received outline planning consent on 26 February 2021 (application reference no. PA/2020/1746), for the erection of four dwellings, including the demolition of the existing dilapidated General Purpose sheds (with all other matters reserved for subsequent consideration).

The consent was granted, subject to various conditions detailed in the decision notice, a copy of which can be downloaded from the North Lincolnshire Council website, or by e-mail from the Selling Agents, upon request.

### **Local Authority**

Interested parties should make their own enquiries with North Lincolnshire Council Planning Department.

Telephone: 01724 297000, website: [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

### **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.



### **Adjoining Amenity/Paddock Land (with possible future development potential)**

The adjoining amenity/paddock land extends to approximately 6.49 acres (2.63 hectares) giving the opportunity to acquire amenity/paddock land for those with equestrian smallholding interests.

### **Development Clause**

The adjoining paddock land is offered for sale subject to a development clause whereby 30% of any uplift in value (resulting from an alternative use), in excess of the existing value, is reserved to the previous owner for a period of 30 years, commencing from the date of completion.

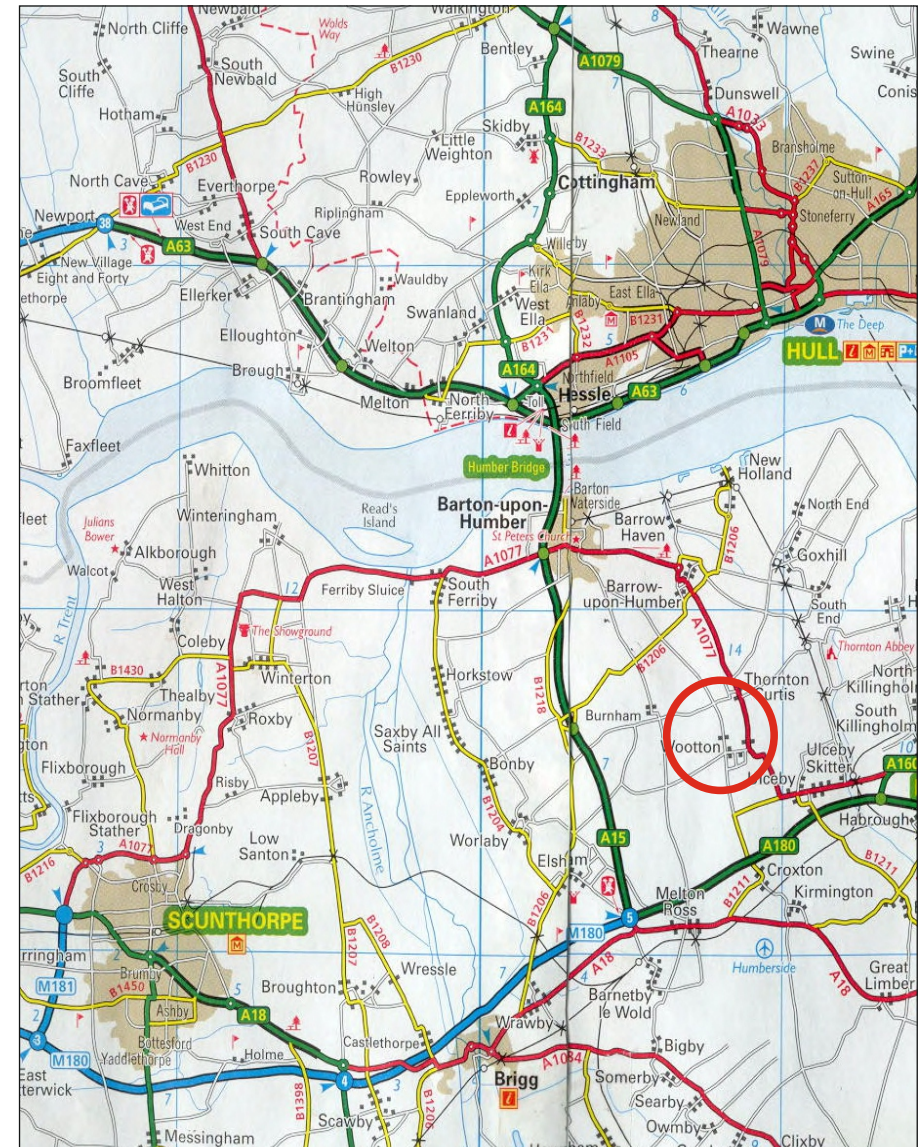
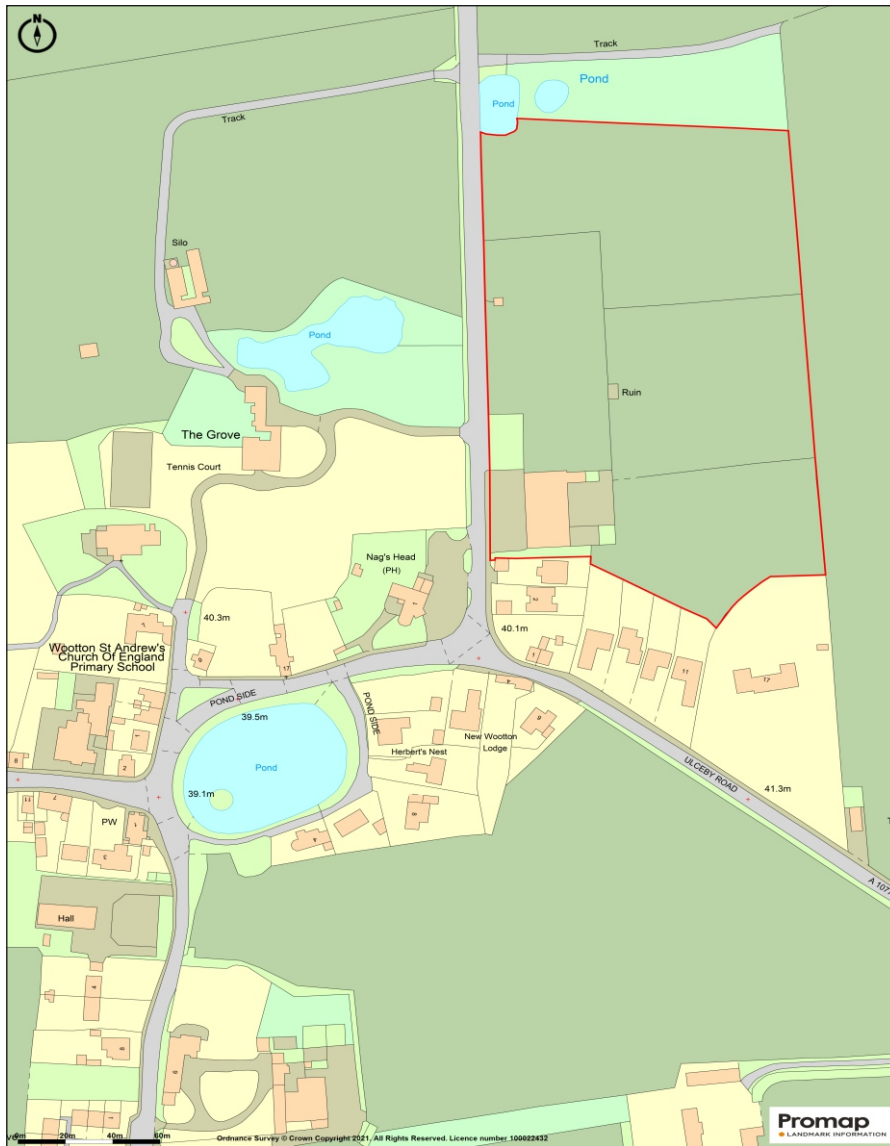
Alternatively, the Vendor(s) will consider offers excluding a development clause.

### **Services**

Currently there is a main water supply connected to the buildings however, 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.



## DEVELOPMENT OPPORTUNITY WITH ADJOINING LAND



### 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.

