



RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND TO THE SOUTH OF A1077, BARROW ROAD, BARTON UPON HUMBER
APPROXIMATELY 14.85 ACRES (6.01 HECTARES)



RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND TO THE SOUTH OF A1077, BARROW ROAD
BARTON UPON HUMBER

(Scunthorpe 15 miles, Humber Bridge 3 miles)

**APPROXIMATELY 14.85 ACRES
(6.01 HECTARES)**

**FOR SALE BY INFORMAL TENDER
CLOSING DATE:**

12 NOON FRIDAY 28 JANUARY 2022

FREEHOLD WITH VACANT POSSESSION



Extract from NLC Draft Plan

Description

The whole site forms part of North Lincolnshire Council's new emerging plan 'H1 - Proposed Housing Allocations' - Site ref: H1P-13 and extends to approximately 14.85 acres (6.01 hectares). It currently comprises open farm land at the edge of the settlement of Barton-upon-Humber.

Location

The market town of Barton-upon-Humber is situated on the south bank of the River Humber. The town has a selection of shops, primary and secondary schooling and sports facilities. The A15 is located on the western edge of the development providing access to the north via the Humber Bridge to East Yorkshire and the City of Hull and to the south via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside airport is approximately eleven miles to the south and Barnetby Rail Station is approximately seven and a half miles away, from which an intercity train service is available via Doncaster.

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 existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Value Added Tax (VAT)

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



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Ref: TH/BW/BR-21/226
Date: 22 November 2021



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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Current Planning Status

The land falls within the North Lincolnshire Council boundary and is therefore subject to planning guidance and policy set out within the existing North Lincolnshire Local Plan (adopted May 2003) and the North Lincolnshire Core Strategy (adopted June 2011). These documents are currently in the process of being replaced by the new emerging Local Plan, which is at Stage 4: Publication Draft (Regulation 19) and awaiting adoption.

Significant weight is given to the emerging Local Plan, pre adoption, with the subject property forming part of the housing allocation within the town of Barton-upon-Humber – Site ref: H1P-13.

The allocation sets out that the surrounding residential uses and close proximity to the district centre of Barton upon Humber and local services makes this a suitable site for residential development that could accommodate approximately 225 dwellings. Affordable housing provision will be expected on site.

The Barton upon Humber Inset Map and the relevant pages of the Publication Plan relating to the allocation are available on our website:-

www.ddmagriculture.co.uk

Planning Authority

Interested parties should make their own enquiries to:-
North Lincolnshire Council - Telephone: 01724 297 000
www.northlincs.gov.uk

Legal Tenure and Title

The land is to be sold freehold with vacant possession upon completion. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title.

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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 consent. In the event of bids being submitted on a conditional basis, subject to planning, these are to be accompanied with a scheme layout, schedule of proposed accommodation, summary of key design criteria, 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 on the prescribed form, available from the selling agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any 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 or sale of other property.
5. Submitted in a sealed envelope marked "**Development Opportunity, Barton upon Humber**".
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 Anti-Money Laundering legislation.
7. Submitted not later than **12 noon Friday 28 January 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.

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.

