

**RESIDENTIAL  
DEVELOPMENT  
LAND**



**LAND TO THE NORTH OF BURRINGHAM ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE**  
**EDGE OF TOWN RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**For Sale with Outline Planning Consent for up to 144 Dwellings**





# DEVELOPMENT OPPORTUNITY

LAND TO THE NORTH OF BURRINGHAM ROAD, NORTH LINCOLNSHIRE

12.49 Acres (5.05 Hectares)

or thereabouts

(Scunthorpe 4 miles, Doncaster 26 miles, Hull 30 miles)

**Exceptional Edge of Town Residential Development Opportunity**

**FOR SALE AS A WHOLE BY INFORMAL TENDER**

**CLOSING DATE:- 12 NOON FRIDAY 26 MARCH 2021**

**FREEHOLD WITH VACANT POSSESSION**

**Solicitors**

**Wilkin Chapman LLP**

11-15 Brayford Wharf East

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**DDM Agriculture**

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# LAND TO THE NORTH OF BURRINGHAM ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE

## Location

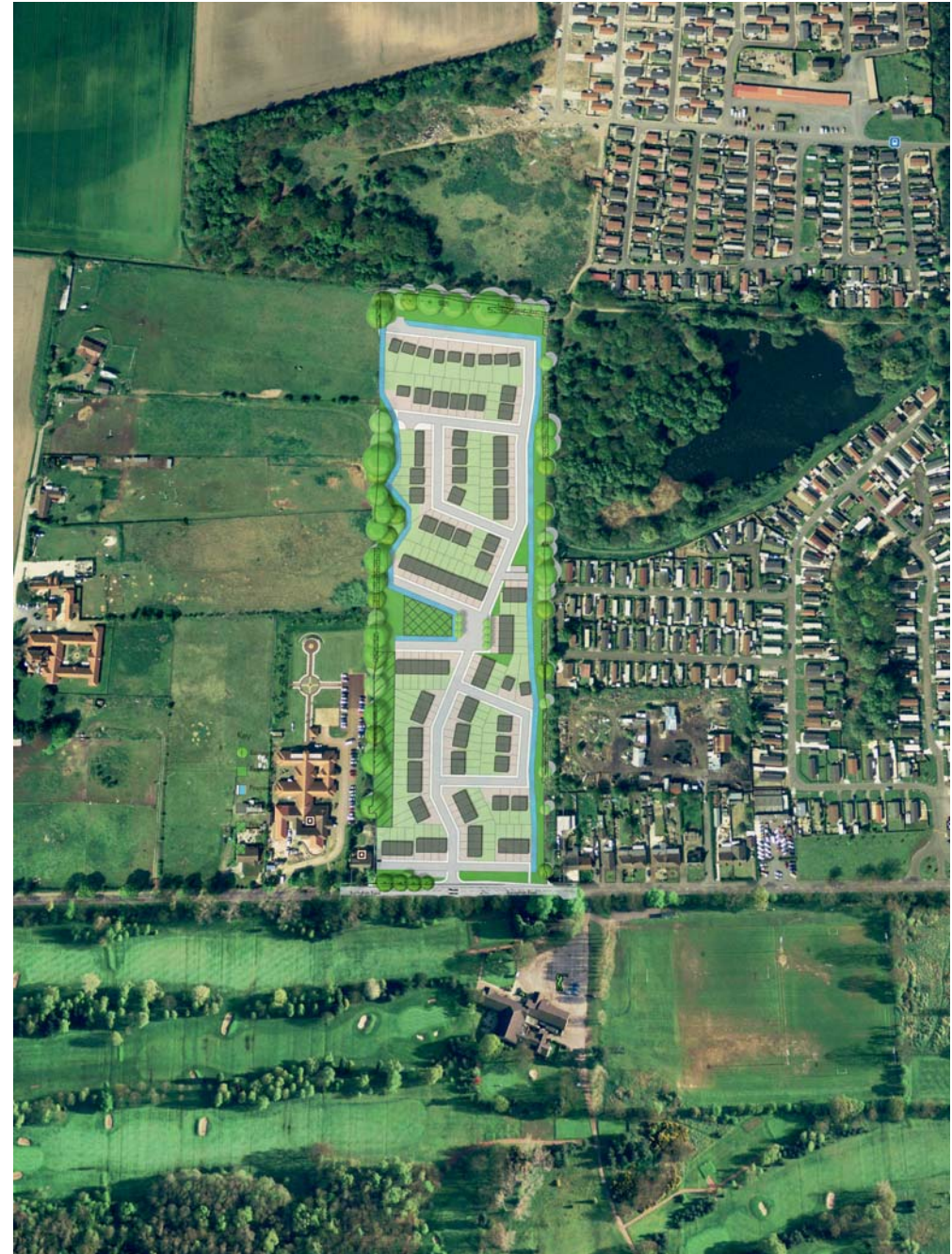
The site lies to the north of Burringham Road on the south western edge of the town of Scunthorpe. Scunthorpe lies at the heart of the Humber region and is one of the UK's main international trade gateways. The area has a growing economy and continued investment will keep facilitating ongoing redevelopment, improvements and regeneration of the town and surrounding areas. The site is opposite a golf course and rugby ground. It is also in close proximity to a Public House and a 24 hour supermarket. The site is in close proximity to a number of primary, secondary and college education facilities including Leys Farm Junior School, Bottesford Infant and Junior School, South Park Enterprise College, Enderby Road Infant School, Melior Community Academy and Frederick Gough School.

The major employment towns are all within easy travelling distance and the site is well positioned for travelling further afield, being approximately three miles from the Motorway network and closer still on completion of the new roundabout on the M181 and Brumby Common Lane. Road Networks:-

Destination	Distance (miles)
M180 Motorway	4
Humber Bridge	19
M1 Motorway	27
M62 Motorway	28
Humberside Airport (HUY)	16.5
Doncaster Sheffield Airport (DSA)	23
Leeds Bradford Airport (LBA)	63
Manchester Airport (MAN)	86

## Description

The whole site for which Outline Planning has been approved extends to approximately 12.49 acres (5.05 hectares) and currently comprises a level arable field at the edge of the settlement of Scunthorpe.



Indicative Layout



# LAND TO THE NORTH OF BURRINGHAM ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE

## Planning

An Outline Application was submitted for up to 144 dwellings, with appearance, landscaping, layout and scale reserved for subsequent consideration, taking access from Burringham Road. Planning Application Reference PA/2020/1333.

The application was heard at the 16th December 2020 Committee, with a 'Minded to Grant' decision, deferred to the Chief Planner to approve subject to finalising a Section 106 agreement.

## Planning Obligations / Projected S106 Costs

**Affordable housing** – the developer shall construct 20% of the plots on the site as affordable housing.

**Education Contribution** - £8,508 per non-affordable dwelling, towards Primary and Secondary, £978,420 total.

**Formal and Informal Open Space** - 10m<sup>2</sup> per dwelling and to be maintained by an estate management company. To provide a LEAP and LAP onsite which will be maintained by an estate management company.

**Leisure** - £9,273 Scunthorpe indoor bowls centre improvements – contribution to the cost of a replacement rink carpet.

£51,922 towards sports hall and fitness equipment at The Pods Leisure Centre.



£55,559 towards swimming pool improvements and equipment at The Pods Leisure Centre.

**Highways** - £29,808 for improvements to Burringham Road/Scotter Road roundabout.

**Public transport** - £3,456 to provide 2 weekly bus tickets per dwelling.

## Planning Authority

Interested parties should make their own enquiries.  
North Lincolnshire Council  
Telephone: 01724 297 000  
[www.northlincs.gov.uk](http://www.northlincs.gov.uk)



# **LAND TO THE NORTH OF BURRINGHAM ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE**



## **Services**

Mains gas, electric, water and sewerage are available close to the site. 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.

## **Legal Tenure and Title**

The land is to be sold freehold with vacant possession upon completion. The land forms part of Title Number HS331859. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title.

## **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.

## **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.

## **Further Information**

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

[www.ddmagriculture.co.uk](http://www.ddmagriculture.co.uk)

- S106 Heads of Terms
- Committee Report
- Indicative Layout Plan
- Topographical Survey
- Ecology Survey
- Flood Risk Assessment and Surface Water Drainage Layout
- Ground contamination investigation and Assessments Phase I and II
- Transport Assessment, Travel Plan & Access Arrangements
- Tree Survey

# LAND TO THE NORTH OF BURRINGHAM ROAD, SCUNTHORPE, NORTH LINCOLNSHIRE

## Viewing

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

## 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 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 or sale of other property.
5. Submitted in a sealed envelope marked "**Development Land, Burringham Road, Scunthorpe**".
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 on Friday 26 March 2021**.

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

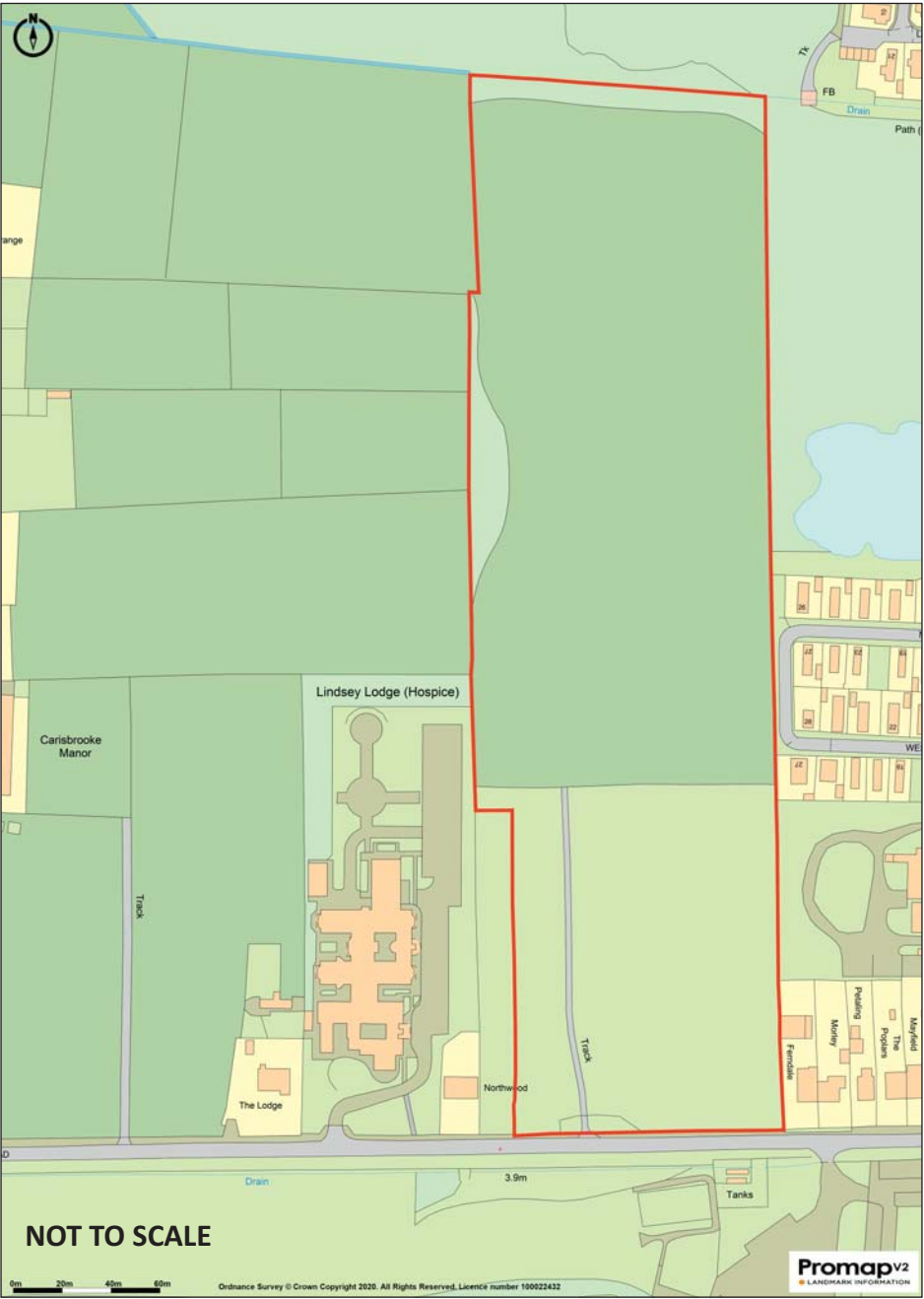
DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (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.



# INDICATIVE SITE LAYOUT

## LAND NORTH OF BURREINGHAM ROAD, SCUNTHORPE







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