



**VICARAGE FIELDS  
LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE  
EDGE OF TOWN RESIDENTIAL DEVELOPMENT OPPORTUNITY  
FOR SALE WITH OUTLINE PLANNING CONSENT FOR UP TO 79 DWELLINGS**



# DEVELOPMENT OPPORTUNITY VICARAGE FIELDS

LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE  
7.17 Acres (2.90 Hectares) or thereabouts

Exceptional Edge of Town Residential Development Opportunity  
FOR SALE AS A WHOLE BY INFORMAL TENDER

CLOSING DATE:- 12 NOON FRIDAY 23 FEBRUARY 2024

FREEHOLD WITH VACANT POSSESSION

**Solicitors**

**Mossop and Bowser**

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10 Spalding Road  
HOLBEACH  
PE12 7LP  
Tel: 01406 422651

Ref: Peter Brown

E-mail: pbrown@mossops.co.uk



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**Selling Agents**

**DDM Agriculture**

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BRIGG  
DN20 8HS

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## LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE



### **Introduction**

Vicarage Fields is situated to the south of the desirable town of Broughton, North Lincolnshire.

The popular town boasts a comprehensive range of services and facilities including a primary school, library, a range of shops and a community hall.

To the east of the site is a community and sports centre, playing fields and playground.

To the west and north, Broughton has extensive woodlands that stretch toward Dragonby, Scunthorpe and Appleby.

The town boasts a popular 4-star hotel, gym, spa and a 27-hole championship golf course known as Forest Pines.



# LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE

## Description

The whole site for which Outline Planning has been approved extends to approximately 7.17 acres (2.90 hectares) and currently comprises a level arable field at the edge of the settlement of Broughton.

## Location

One of the Town's biggest draws is its proximity to Junction 4 of the M180, meaning the major employment towns are all within easy travelling distance and the site is well positioned for travelling further afield, on the national motorway networks.

North Lincolnshire lies at the heart of the Humber region and is one of the UK's main international trade gateways being part of the Humber Enterprise Zone. The area has a growing economy, facilitated by its strategic location and excellent transport networks, international connections provided by the South Humber Gateway ports, Humberside Airport.

The major employment towns are all within easy travelling distance and the site is well positioned for travelling further afield, being approximately two miles from the M180. Road Networks:-

Destination	Distance (Miles)
M180 Motorway	2
Humber Bridge	17
M62 Motorway	20
Humberside Airport (HUY)	11
Leeds Bradford Airport (LBA)	65
Manchester Airport (MAN)	94



## Planning

The site received outline planning consent on 04 August 2021 (application reference no. PA/2020/2046), for residential development of up to 79 dwellings with all matters reserved except for access.



## LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE



### **Planning Obligations / S106 Costs**

**Education Contribution** - £4,838 per dwelling towards secondary school places (excluding affordable dwellings).

### **Affordable Housing**

The owner shall construct 10% of the total number of Dwellings on the Site as Affordable Housing. 31% of the Affordable Housing to be sold by way of a discounted market sale and the remaining 69% of the Affordable Housing as affordable housing to be constructed for rent.

### **Open Space**

10m<sup>2</sup> per dwelling and to be maintained by an estate management company or up to £43,911.36 for North Lincolnshire Council to maintain (£555.84 per dwelling).

### **Area of play**

Either to provide a LEAP on site and an estate management company is set up to manage or North Lincolnshire Council to maintain for £54,106.00 **OR** £54,106.00 goes to improvements and additional equipment at Broughton Park and Recreation Ground on Scawby Road.

### **Leisure**

Up to £63,868 towards outdoor pitches and sports facilities within Broughton to be spent by Broughton Community and Sports Association (£808.45 per dwelling).

### **Highways**

£10,000 towards junction improvements at Scawby crossroads (A18/B1207).

### **Public Transport**

Up to £4,212 towards bus taster tickets (£54 per dwelling).

### **Traffic Regulation Order**

Contribution amount - £2,000.

# LAND TO THE SOUTH OF BROUGHTON, 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 Hs401628. 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.

## **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)

## **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.

## **Legal Costs**

The Purchaser(s) of the site will be responsible for meeting the reasonable legal and professional costs of the Vendor up to a maximum of £10,000.

## **Method of Sale**

The property is offered for sale as a **whole by Informal Tender**. Preference will be given to unconditional offers, however, in the event of offers being made subject to conditions and/or assumptions, those assumptions must be quantified and a minimum land value stated.

The Vendor does not undertake to accept the highest, or indeed any offer. Offers should be submitted 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 as stated above.
5. Submitted in a sealed envelope marked “**Vicarage Fields, Broughton**” or alternatively e-mailed to [tori.heaton@ddmagriculture.co.uk](mailto:tori.heaton@ddmagriculture.co.uk).
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 23 February 2024.

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 - VICARAGE FIELDS LAND TO THE SOUTH OF BROUGHTON, NORTH LINCOLNSHIRE



## Viewing

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

## 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)

Signed S106  
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





**KINGSTON UPON HULL**

**SCUNTHORPE**

**Broughton**

**DDM**

**AGRICULTURE**