

# LAND TO THE NORTH OF MOORTOWN ROAD NETTLETON, LINCOLNSHIRE, LN7 6AA

**4.62 ACRES (1.87 HECTARES) or thereabouts**  
**EXCEPTIONAL EDGE OF VILLAGE RESIDENTIAL**  
**DEVELOPMENT OPPORTUNITY**



**Outline Planning Permission for 19 dwellings and  
an additional 6 affordable dwellings**  
**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE: 12 NOON FRIDAY 26 OCTOBER 2018**  
**FREEHOLD WITH VACANT POSSESSION**

## **Solicitors**

Wilkin Chapman LLP  
11-15 Brayford Wharf East  
LINCOLN  
LN5 7AY

**Tel: (01522) 512345**

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**DX: 11008 LINCOLN**

**Ref: Abbie Turner**

**E-mail: [Abbie.Turner@wilkinchapman.co.uk](mailto:Abbie.Turner@wilkinchapman.co.uk)**



## **Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**

**Fax: 01652 653311**

**DX: 24358 BRIGG**

**Ref: Tony Dale**

**E-mail: [tony.dale@ddmagriculture.co.uk](mailto:tony.dale@ddmagriculture.co.uk)**

## GENERAL REMARKS AND STIPULATIONS

### Location

Nettleton village lies within the West Lindsey District of Lincolnshire. It is strategically situated less than 1 mile south west from the town of Caistor and 20 miles north east from the City of Lincoln, between the A46 and the A158. Junction 5 of the M180 motorway is situated only 11 miles to the north, offering quick and easy access to the national motorway network. The Humber Bridge is situated only a 20 minute drive to the north of the site which again offers excellent access to East Yorkshire and beyond. The close proximity of Grimsby and the thriving South Humber Bank also offers excellent employment opportunities.

This picturesque award-winning village has won a number of prestigious accolades including the “Best Kept Village and Small Town” competition on eleven occasions. Nestled at the foot of the Lincolnshire Wolds, which is an area of “Outstanding Natural Beauty”, the village has good access to the Viking Way and other popular walks.

Nettleton also benefits from a village shop, village hall, an excellent primary school, two churches and popular public house. More notably the properties would sit within the **catchment area for the well respected Caistor Grammar School**.

### Situation

The land is situated on the western edge of the village of Nettleton. The site directly adjoins the residential housing of Nettleton on the northern side of the B1205 (Moortown Road) and has excellent road frontage.

### Planning

The site received Outline Planning Consent for residential development on 21 December 2017 (Application reference No. 134618) to erect 6 no. affordable dwellings, together with change of use to public open space. Also, outline planning permission for 19 no. dwellings with all matters reserved.

The consent was granted subject to various conditions detailed in the Decision Notice, a copy of which is available on request, or can be downloaded from either West Lindsey or DDM Agriculture websites.

### Planning Obligations/S106 Costs

The Outline Planning Consent stipulates, amongst other requirements, that this development delivers a number of criteria. Further details are available from the Selling Agent.

### Planning Authority

Interested parties should make their own enquiries with West Lindsey District Council. Telephone: 01427 676676, Website: [www.west-lindsey.gov.uk](http://www.west-lindsey.gov.uk)

### 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 LL297197. The land will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the Registered Title. Title documentation is available on request or to download on our website.

### 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.

### Overage Clause

Whilst the site is being offered for sale with an outline Planning Consent, the Vendor reserves the right to claim an overage payment, for any additional houses consented on the site. The level of overage is to be tendered by the prospective Purchaser(s).

### Viewing

By registering an interest with DDM Agriculture, Eastfield, Albert Street, Brigg, DN20 8HS, telephone (01652 653669) and viewing at all times being in possession of a set of these sale particulars when visiting the site.

### Method of Sale

The land is offered for sale by Informal Tender. 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 (not per acre).
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, conditional upon finance or the sale of other property.
5. Submitted in a sealed envelope marked **"Nettleton Development Tender"**.
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 October 2018 at the offices of Messrs Wilkin Chapman, 11-15 Brayford Wharf East, Lincoln, LN5 7AY, for the attention of Catherine Harris.**

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.

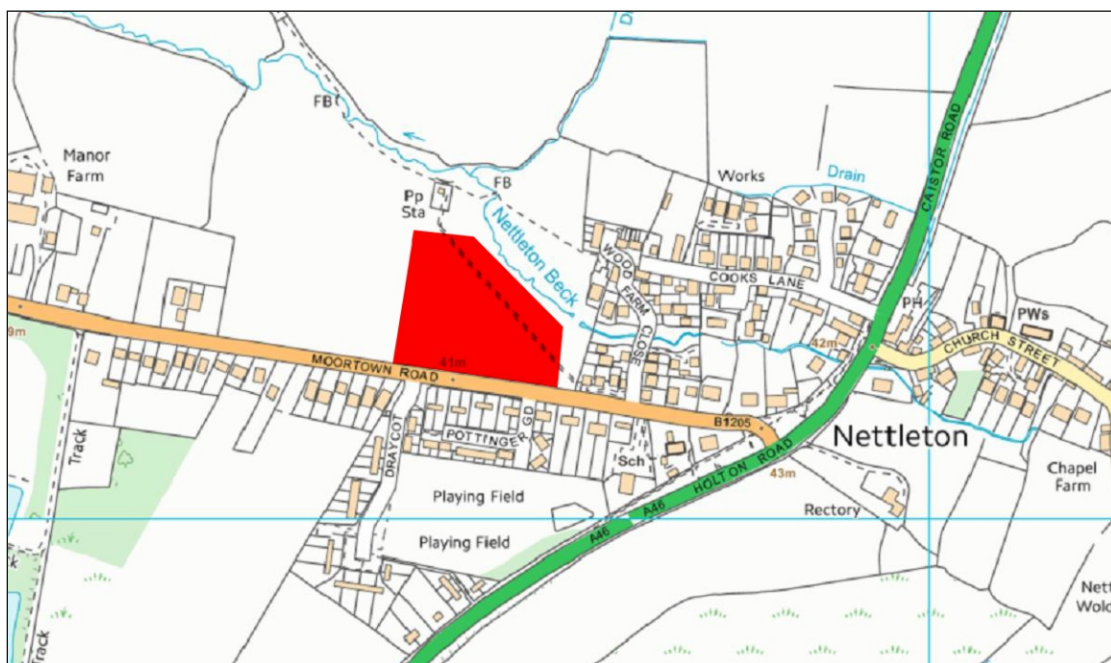
**Interested parties should note that the Vendor may consider a phased development/purchase of the site or a Joint Venture arrangement with the successful Purchaser(s).**

Interested parties are invited to discuss the matter further with Tony Dale or Tori Heaton of the Selling Agents on (01652) 653669 or mobile numbers 07970 126302 and 07970 126304.

### Further Information

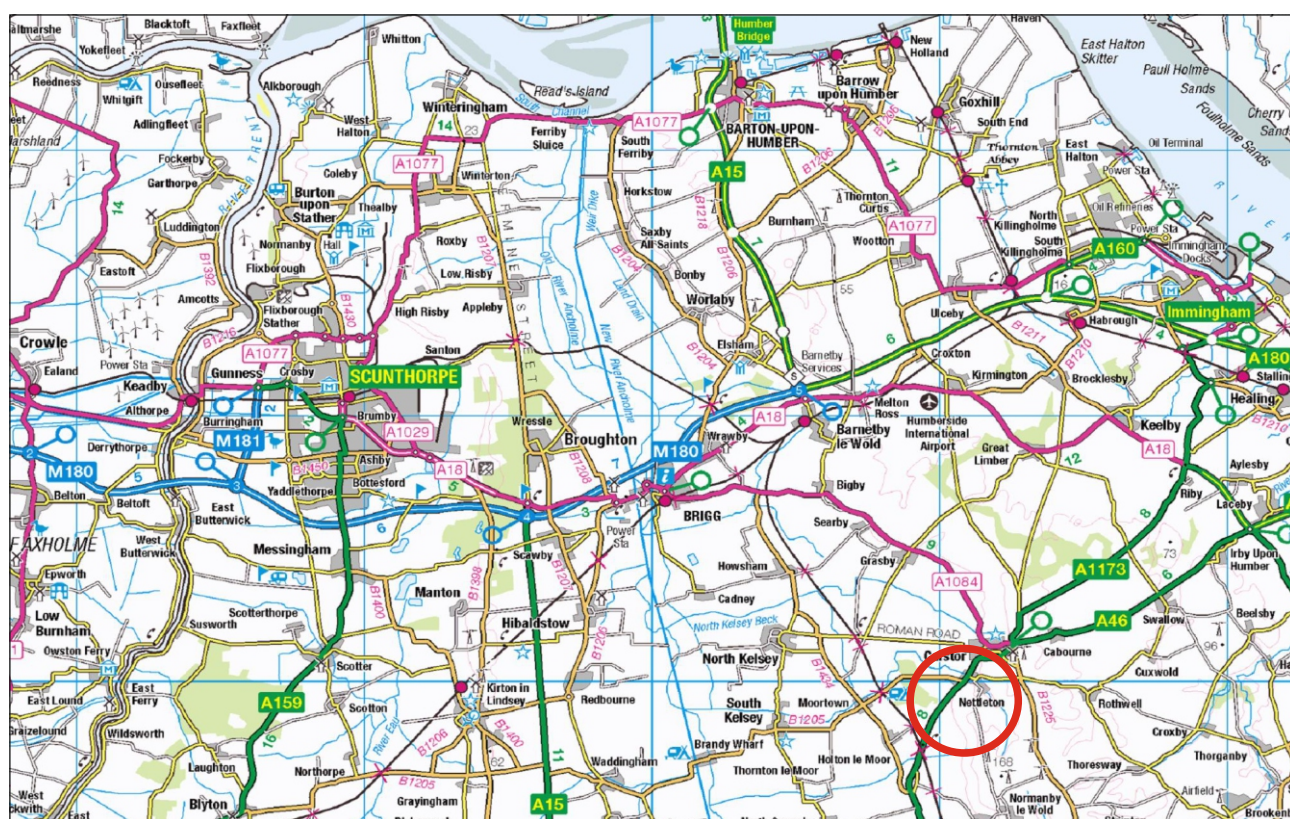
The information listed below is available from the Selling Agents, DDM Agriculture, or can be downloaded from [www.ddmagriculture.co.uk](http://www.ddmagriculture.co.uk):-

- Planning Decision Notice
- Section 106
- Proposed Development Site Design Strategy
- Site Location Plan (Reference PL/A2/2-2).





## SITE PLAN AND LOCATION PLAN



## Important Notice

DDM Agriculture for themselves and the Vendors 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 purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
- (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.
- DDM**