



RESIDENTIAL DEVELOPMENT OPPORTUNITY

NORTH KELSEY ROAD | CAISTOR | Lincs LN7 6SF

- Site area 5.05 hectares (12.5 acres)
- Allocated for residential development
- Current livery yard and fields on edge of residential town
- Good range of local amenities
- Further land available by separate negotiation
- Offers invited by 5pm on Thursday 12th May 2022 and must be submitted using the prescribed form

Guide: £3,000,000 | 5.05 hectares (12.5 acres)

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LOCATION

Caistor is a market town in Lincolnshire which is a popular residential location for families seeking grammar school education and with commuters to Grimsby / Humber ports, Scunthorpe, Lincoln and Hull. The town has a population of about 2,800, a retail area around Market Place and a small modern industrial / employment area just to the west of the town. It has 2 secondary schools including Caistor Grammar School which was rated the top school in the East Midlands by the Sunday Times in November 2019.

Caistor is bypassed by the A46 between Grimsby (12 miles) and Lincoln (27 miles). It is about 9 miles from the M180 and 7 miles from Humberside Airport. North Kelsey Road passes to the North of the property.

The property is situated to the west of Caistor with farmland to the south and adjoining an almost completed residential development on a former hospital site. The site adjoins access to a local footpath network.

DESCRIPTION

The property is currently used as part of a livery business and is mainly grazed by horses. The front of the site has a series of buildings originally constructed as a farmyard including a steel frame general purpose building, a range of traditional buildings used as stables and stores and a timber pole barn. Within the site is an area used as a water feature for training event horses. The land slopes downwards towards the south of the grazing land.

In all, the property is an area of 5.05 hectares (12.5 acres).

DEVELOPMENT OPPORTUNITY

With an adjacent property, this site is allocated in the Central Lincolnshire Local Plan for a total allocation of 135 houses. On a pro-rata basis, this suggests an allocation of about 115 houses could be developed on this property. Interested parties should make their own enquiries with West Lindsey District Council to establish the extent of planning permission that could be secured for the property but it is likely that the district council will seek inclusion of 20% Affordable Housing as well as payment of Community Infrastructure Levy at the current rate set for this area of West Lindsey.

Further information about the opportunity to secure planning permission can be found on the website of West Lindsey District Council and interested parties should make their own enquiries of West Lindsey District Council on 01427 676676 for further information.

SERVICES

We understand that mains water, drainage, gas and electricity are available close to the site. Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services.

TENURE

Freehold. The property will be available with vacant possession on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in these particulars.

GUIDE PRICE

£3,000,000

Offers will be considered on the basis of a conditional exchange of contracts pending the grant of planning permission.

Offers invited by 5pm on Thursday 12th May 2022 and must be submitted using the prescribed form. If you wish to offer for this property, please let us have the full name and address of the person, company, or other entity who would purchase the property. This will enable us to investigate and electronic identity verification check. In

some cases, an electronic check will not be possible, and in that case, we will request sight of identity documents. We will then provide you with an offer form. We are required to carry out identification checks on prospective buyers before we can submit an offer to comply with money laundering, terrorist financing and transfer of funds regulations.

An offer form must be fully completed and submitted to Brown&CoJHWalter LLP in a sealed envelope marked externally with the name, address and contact telephone number of the bidder and the heading "Offer - Land at North Kelsey Road, Caistor" or by email to janet.harvey@brown-co.com. The vendor is not bound to accept the highest, or indeed, any offer. Offers must be made for a fixed amount and must not be linked in any way to other offers which may be received.

VAT

Prices quoted in these particulars are net of VAT. At the date of these particulars, we are informed by the vendors that they have not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING

Strictly by appointment with the Agents.

The property is currently used for the grazing of horses and interested parties are respectfully requested not to enter without being accompanied.

PLANS

Plans attached to these particulars are for information purposes only and do not constitute part of any contract. They are not to scale.

For further information or to arrange a viewing please contact sole agents Brown&CoJHWalter:

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The Property



The Property



The Property



The Property



Around Caistor



Around Caistor



Around Caistor



Around Caistor



Around Caistor



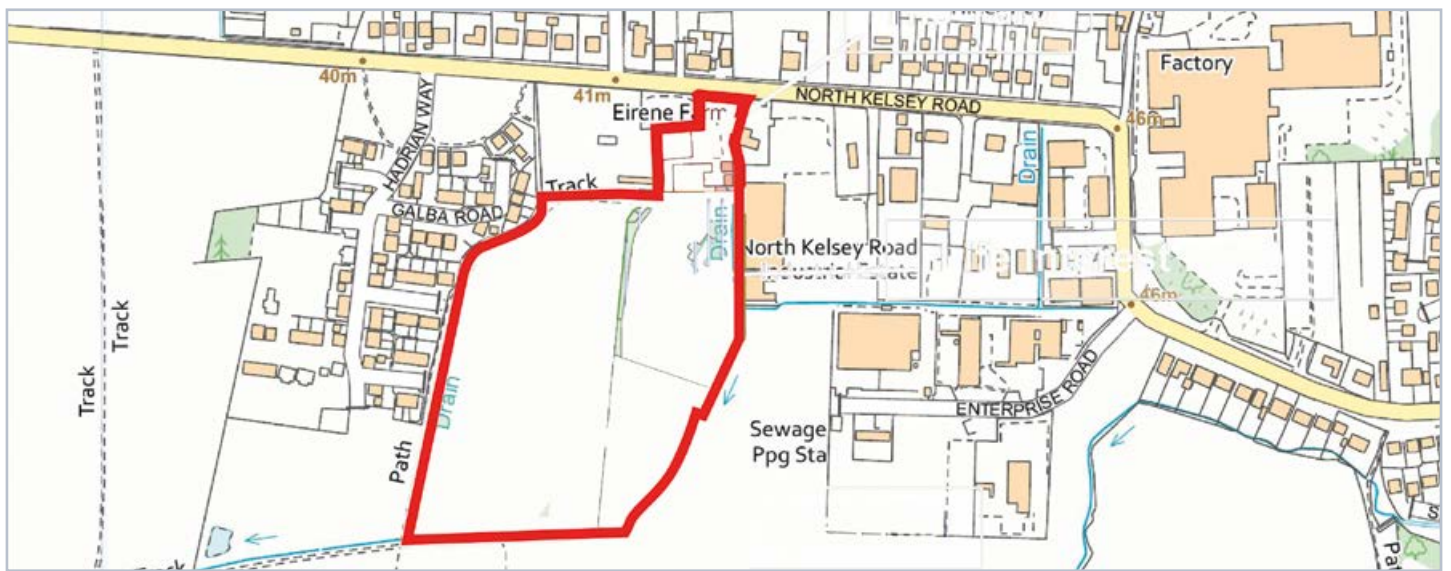
Around Caistor



Around Caistor



Around Caistor



IMPORTANT NOTICES

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