



Holton-le-Clay, Grimsby, DN36 5AE
40 acres (or thereabouts) with outline Planning
Consent for up to 300 dwellings over four phases.

- **Land with Outline Planning Permission for up to 300 dwellings**
- **Sought after dormitory village near the Humber Bank**
- **Agreed S106 obligation**
- **Freehold with Vacant Possession upon Completion**

DESCRIPTION

The vendors offer the opportunity to acquire a greenfield residential development site on the eastern side of the popular dormitory village of Holton Le Clay. The site is available as a whole or in four separate phases. The planning consent is for a development of up to 300 dwellings on 41.81 acres or 16.92 hectares or thereabouts to include green public space and a cricket club.

LOCATION

Holton-le-Clay is situated approximately 5.2 miles from Grimsby and 10.8 miles from the busy market town of Louth. This sought after, popular village has a population of around 3,700 and lies due east of the Lincolnshire Wolds. It offers a good range of amenities including two local schools, Holton-le-Clay infants school and Holton-le-Clay junior school, within easy reach are Tollbar Academy and New Waltham Secondary School. The town sits on the eastern side of the A16, one of Lincolnshire's major roads. The A16 runs parallel with the coastline between Peterborough in the south and Grimsby. The coast is located a short distance away and the Lincolnshire Wolds Conservation Area is approximately 5 miles west.

There is a good range of local retailing in nearby Grimsby and Cleethorpes including various national supermarkets and a full range of independent shops, pubs and well renowned golf courses. The Humber Bank is located a short distance away. Grimsby Town is well known for its food processing industry, sports teams, having an excellent

and well supported National League Two football team. The site is situated a strategic distance away from Grimsby and enjoys leafy countryside aspects. It is ideally located for families and professionals who like to relax near open countryside whilst still retaining close links to employment and retail hubs.

PROPOSED DEVELOPMENT

This property presents an opportunity to develop up to 300 dwellings over four phases A-D. An indicative masterplan and landscaping plan (plan A opposite) of the proposed phases is shown in these particulars. Larger format and electronic versions are available from the agents upon request via Dropbox. Prospective parties can see a full set of documents in the marketing pack available upon request (via Dropbox file sharing portal) from the sole agents and to make themselves fully aware of its contents before making offers.

PHASES (see plan A opposite)

Lower density phases are coloured yellow (phase D, circa 8 dwellings) and brown (Cricket Club, 14 dwellings) with phases A, B and C comprising mainly higher density blocks. Development of phases A-C will need to proceed in a logical manner to allow for safe access and working within the site, and will most likely need to incorporate an element of advanced infrastructure works to deliver surface and foul water drainage.

CRICKET CLUB

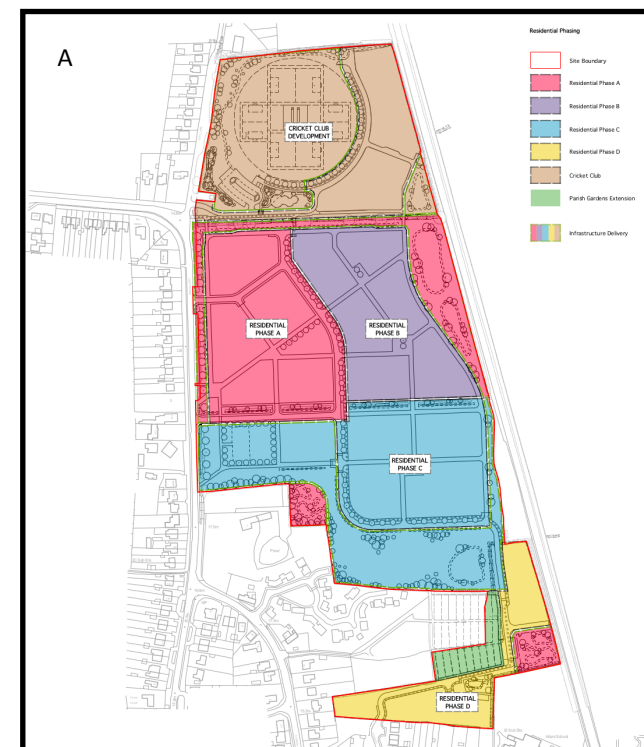
The freehold of the cricket ground is excluded from the sale, however the purchaser of the fourteen residential units will be contracted to deliver on the development of the cricket club as part of a structured deal. The specification of the pavilion and playing fields is to be agreed.

TENURE

Freehold with Vacant Possession on Completion. The land is currently pasture land and farmed by the vendors.

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.



VAT

VAT is payable on the purchase price on phases A-C.

TITLE

Title Documents available from the agents upon request. The land is subject to a promotion agreement for the southerly block which is owned by five charities. Further details available from the selling agents.

TOWN & COUNTRY PLANNING

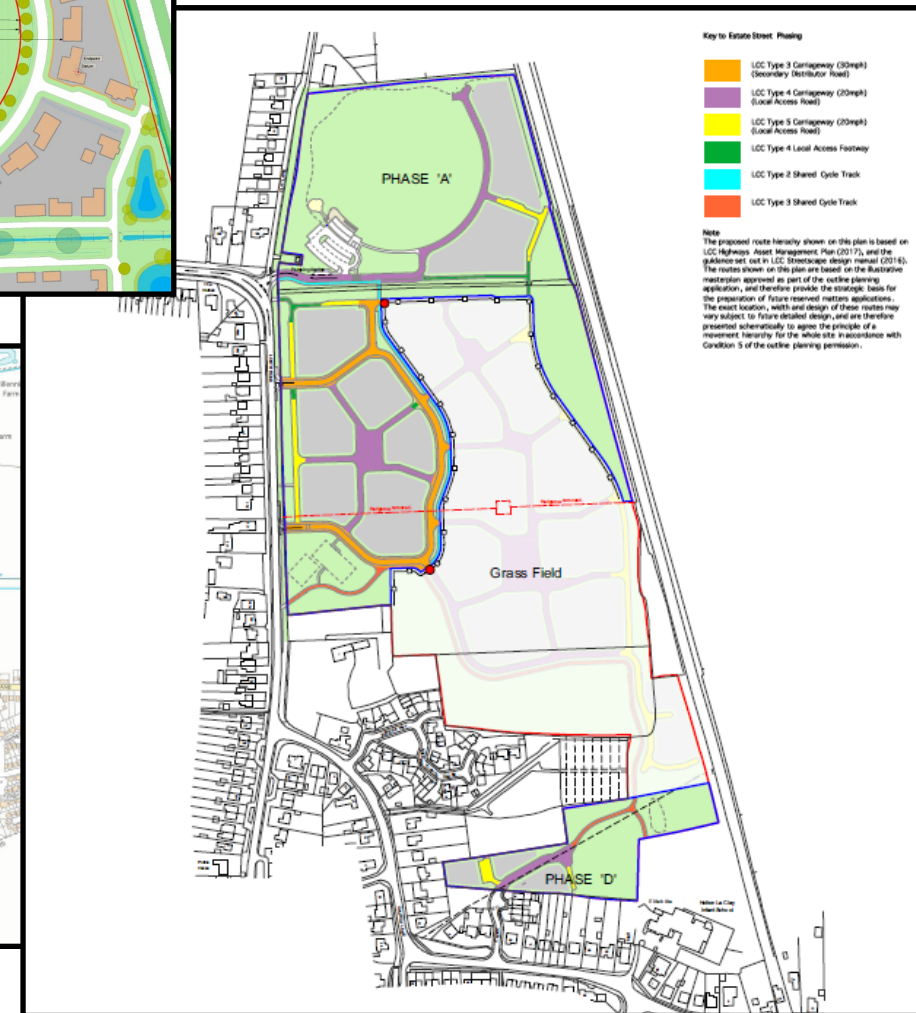
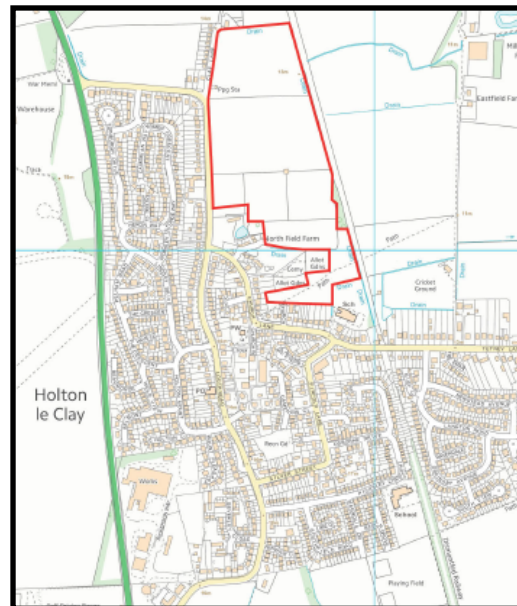
Planning application reference N/085/00883/15 was accepted by ELDC planning committee. The proposal was for a 'hybrid application consisting of outline permission for the erection of up to 300 dwellings with the means of access to be considered and full planning permission for change of use of land from agricultural land to a recreation ground (incorporating sports pavilion, car park, play area, allotment gardens and cemetery extension'.

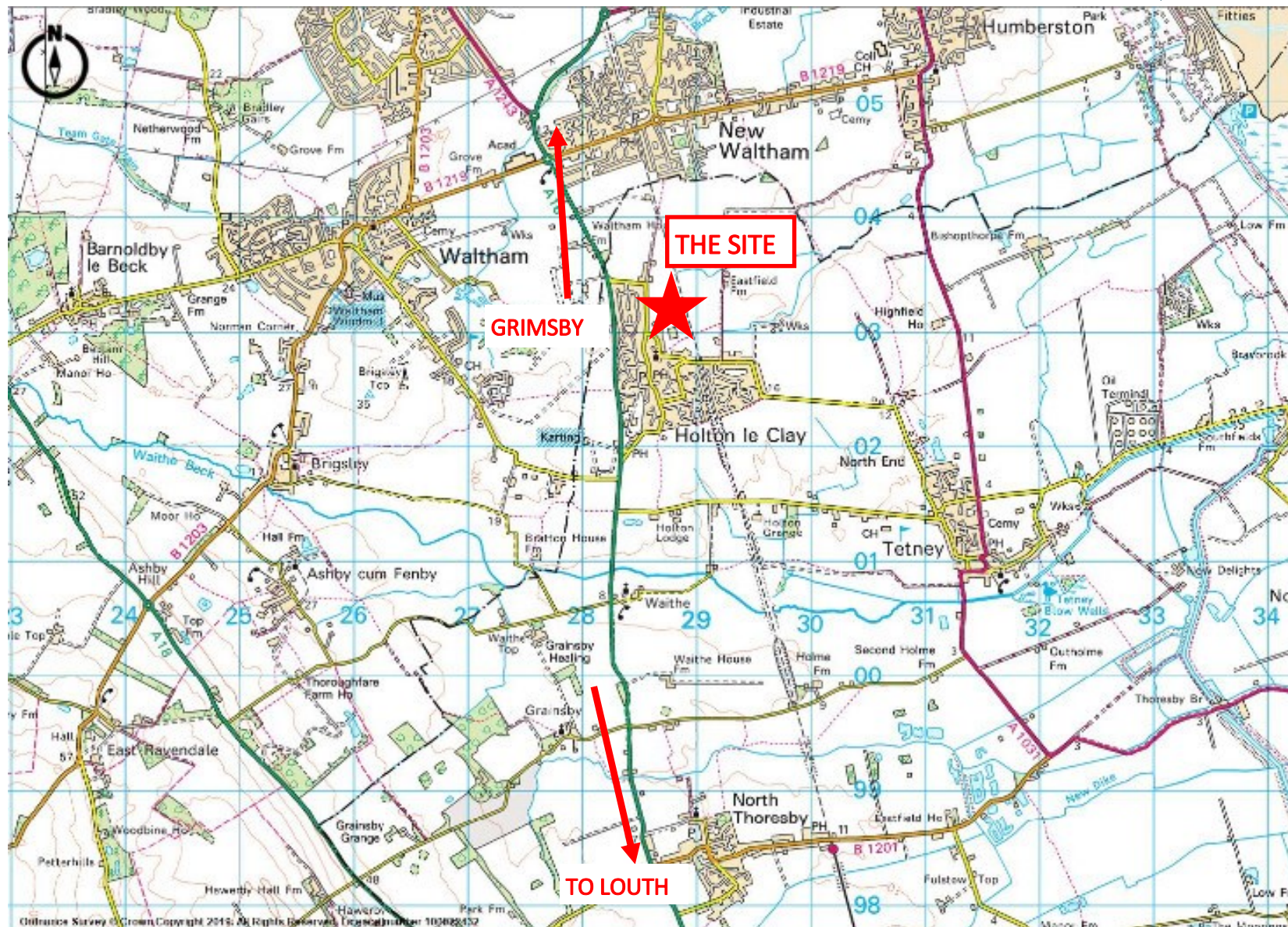
VIEWING

The land may be viewed on foot only during daylight hours with a copy of these particulars.

IMPORTANT INFORMATION

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.





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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or le, nor constitute part of, an offer or contract;
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