

RESIDENTIAL DEVELOPMENT SITE  
LAND AT INGS ROAD, KIRTON IN LINDSEY,  
GAINSBOROUGH, LINCOLNSHIRE. DN21 4EE

**FOR SALE**





# INTRODUCTION

Mather Jamie are instructed to market a residential development opportunity situated in the attractive Lincolnshire market town of Kirton in Lindsey. The site is located on the western fringe of the town and benefits from Outline Planning Permission for residential development, open space and associated infrastructure (all matters reserved except for means of access).

The illustrative masterplan shows a development of **79 dwellings** across a net developable area of **5.44 Acres (2.20 Ha)**. The planning permission does not limit the number of dwellings and interested parties are to derive their own conclusions in terms of quantum of development.

The site is offered for sale as a whole by Informal Tender.

The deadline for submission of tenders is by **12 noon on Friday 26<sup>th</sup> November 2021**. All offers must be submitted in accordance with the tender pro-forma which is available upon request.

Further information is available via the sole selling agent, Mather Jamie.

View Looking South



Indicative Site Plan



## Sole Agents



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## Land Promoter



Strategic Land Group  
[strategiclandgroup.co.uk](http://strategiclandgroup.co.uk)

# LAND AT INGS ROAD KIRTON IN LINDSEY GAINSBOROUGH LINCOLNSHIRE DN21 4EE

## LOCATION

Kirton in Lindsey is an attractive Lincolnshire market town located off the A15, providing links to north and south to Lincoln, as well as the M180, which offers links to Hull, Scunthorpe and Humberside. The site is located to the west of the town.

The town benefits from a good range of local amenities, including but not limited to a range of shops, restaurants, garden centre, a post office and a bakery. Kirton in Lindsey has excellent bus services within close proximity to the site providing connections to Scunthorpe and Lincoln, via a number of smaller towns and villages. The town has a train station with infrequent services.

Kirton in Lindsey benefits from a Primary School (Kirton Lindsey Primary School) and secondary education at Huntcliff School; both of which are situated within the town.

## THE SITE

The site extends to approximately **6.95 Acres** (2.81 Ha) in all and is located to the north of Ings Road and south-east of the railway line. The site is contained on its east and in part southern boundaries by existing residential development and Ings Road.

The site lies to the south of the Allison Homes development (Tudor Reach) which is currently being built out to provide 91 dwellings and is accessed off Station Road.

## PLANNING PERMISSION

The site benefits from Outline Planning Consent granted upon Appeal on 26th March 2021, reference APP/Y2003/W/20/3261878. The approval allows for “**residential development, open space and associated infrastructure (appearance, landscaping, layout and scale reserved for subsequent consideration)**”. The site sits within the jurisdiction of North Lincolnshire Council and the original planning reference number was PA/2020/588.

The Appeal decision schedules 35 conditions and a copy is provided in the data room. The Promoter has provided a schedule of the planning conditions along with comments on each, a copy of which is on the data room.

A full suite of documents which were submitted as part of the planning application, along with approved drawings, are available to download from the data room.

The approval requires an application for approval of Reserved Matters be made within 3 years of the date of consent. In the event of a conditional sale the Purchaser will be required to take appropriate steps to preserve the validity of the planning status on site.

## SITE ACCESS

Condition 20 requires for (i) carriageway and footway widening in accordance with drawing ITM15306-GA-006 and (ii) improvements to Ings Roads which are to be provided in accordance with drawing ITM15306-GA-003, details of which will be available on the data room.

The proposed access improvements have been approved by the Council and are designed to be capable of delivery without incorporating 3<sup>rd</sup> party land.

## INDICATIVE LAYOUT

The planning application was supported by an Indicative Layout plan, a copy of which is available on the data room. The Indicative Layout shows a development of **79 dwellings on 5.44 Acres of net developable land**. Interested parties ought to bear in mind that these figures are not a hard cap on the quantum of development.

The following schedule reflects the housing mix on the Indicative Layout which was submitted with the Outline Planning Application:

House Type	No.Dwellings	Beds	sq. ft.
Semi Detached	22	2	720
Semi Detached	27	3	840
Semi Detached	4	3	860
Semi Detached	1	3	880
Terrace	3	4	1060
Detached	2	4	1090
Detached	1	4	1080
Detached	1	4	1210
Detached	10	4	1270
Detached	8	4	1445
<b>Total:</b>	<b>79</b>	<b>74,750 sq. ft</b>	

Sizes are given on a GIA basis without liability, interested parties are to satisfy themselves.

## SECTION 106 AGREEMENT

The Section 106 Agreement was completed on 23<sup>rd</sup> December 2020 and contains the following obligations (sums index linked, list not exhaustive):

- 20% Affordable Housing requirement
- Leisure Contribution - £67,930
- Recreational Contribution - £98,017
- Public Transport Contribution - £3,000
- Monitoring costs
- Legal fees – £900

The agreement makes allowances for deferred payment of some of the contributions in accordance with the occupation of completed dwellings. The Section 106 also contains provisions in respect of an education contribution. However, in the decision letter the planning inspector confirmed that this contribution did not need to be paid and the relevant clauses have therefore ceased to have effect.

The S106 contributions will be the responsibility of the Purchaser and due consideration should be given within any offer submitted. The Vendor will retain protections within the sales contract to recover value in the event of the Purchaser successfully reducing the Section 106 burden.

## CURRENT SITE USE

The site is currently accessed off Ings Road and comprises two enclosures of grassland which most recently have been grazed by horses.

## AFFORDABLE HOUSING

Bidders are asked to allow for **20% Affordable Housing** in accordance with the Section 106 Agreement. Bidders are encouraged to indicate their tolerance to Overage that would return further value to the Vendor in the event of a future reduction in the quantum of Affordable Housing.

## AUTHORITIES

Water:	<a href="http://www.anglianwater.co.uk">www.anglianwater.co.uk</a>
Gas:	<a href="http://www.cadentgas.com">www.cadentgas.com</a>
Electricity:	<a href="http://www.northernpowergrid.co.uk">www.northernpowergrid.co.uk</a>
Local:	<a href="http://www.northlincs.gov.uk">www.northlincs.gov.uk</a>
Highways:	<a href="http://www.lincolnshire.gov.uk">www.lincolnshire.gov.uk</a>

## GROUND INVESTIGATION

Detailed Phase I & II Geo-Environmental Assessment Reports have been completed by Betts Geo Consulting Engineers & Earth Environmental and are available via the data room. In summary, the reports conclude as follows:

- Shallow strip/pad foundations approx. 1m bgl likely to be suitable across majority of site, some localised deepening close to trees and hedgerows
- One location of PAH contamination on the eastern boundary, elsewhere free from contamination
- The site is not suitable for soakaway drainage

## VALUE ADDED TAX

The Vendors intend on opting to tax in respect of the site and therefore VAT will be chargeable on the purchase price.

## TENURE

The land is offered for sale freehold with vacant possession on completion.

## BIO DIVERSITY NET GAIN

Condition 29 requires a 10% net gain in biodiversity to be delivered. The Vendors own adjoining land (edged blue on the Site Plan on page 2) which can be made available if required for use in satisfying the BNG requirements of the site.

## PROFESSIONAL REPORTS

The Vendors commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the data room, however in summary these include (but not limited to):

- BWB – Air Quality & Noise Assessment
- Allen Archaeology – Archaeological Evaluation Report
- Rachel Hacking Ecology – Phase I Habitat Survey
- Betts Hydro Consulting Engineers – Flood Risk Assessment & Drainage Management Strategy
- i-Transport – Transport Statement
- TPM Landscape Ltd – LVIA, Tree Survey & Arboricultural Impact Assessment
- Hourigan Connolly – Planning Statement
- Powers & Tiltman Ltd – Topographical Survey

## UTILITIES

Utilities searches have been carried out and a copy of all searches are available via the data room. The utilities report identify only the existing infrastructure which lies within the vicinity of the site. Interested parties are to satisfy themselves as to the potential connection costs.

## LAND REGISTRY

The site is registered freehold title absolute under Land Registry title HS379119. A copy of the title plan and register is available on the data room along with a summary of the title.

## DRONE FLYOVER FOOTAGE

The links below provide panoramic videos of the Site and its further surroundings, including its location within the town of Kirton in Lindsey and views across the surrounding area. Please see the following link:

<https://www.youtube.com/watch?v=oVWbCseeNmY>

## DATA ROOM

A website dedicated to the sale can be found via the property listing on the Mather Jamie website. Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration.

**Please click ‘No Account? Register here’ and create an account to gain access.**

The agent will endeavor to ensure that letters of reliance for the various reports are provided to the Purchaser of the site where necessary.

## BOUNDARIES

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

## VENDOR’S RESERVATIONS

Interested party's attention is drawn to the following:

- The Vendors will retain ransom strips around the perimeter of the site where appropriate to protect their interest in the event that further adjoining development is forthcoming.
- The Vendor will retain a suitable point of access as part of any sale in order to benefit their retained land.
- Bidders are encouraged to indicate their tolerance to Overage within their bid for the site where this improves the overall offer.







View looking north-east









## VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie in advance. The gate is locked however access is available upon request. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

## METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above.

Interested parties are invited to submit offers in respect of the site either on a conditional (subject to Reserved Matters Approval) and/or unconditional basis however the Vendors' preference is to sell on an unconditional basis.

Offers are invited from interested parties by **Friday 26<sup>th</sup> November 2021.**

## MATHER JAMIE

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## IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued September 2021.

