



Development Opportunity – Phase C (Part)
Holton-le-Clay, Grimsby, DN36 5AE

M A S O N S
EST. 1850

• **Land with outline planning consent for sale**

- Sought after village
- Agreed S106 obligations
- Final parcels available
- 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 village of Holton-le-Clay with outline planning permission.

Location

Holton le Clay is situated 5.2 miles south of Grimsby and 10.8 miles from the busy market town of Louth. This sought after, popular village lies due east of the Lincolnshire Wolds AONB. Holton le Clay sits to the east of the A16 trunk road, one of Lincolnshire major commuter roads. The village offers a good range of amenities including two local schools and is within easy reach of two larger schools. The town has good access links being situated adjacent to the A16 and is located a short distance from the coast.

Viewings

The land may be viewed on foot only during daylight hours with a copy of these particulars in hand. Access is via Church Close, Holton-le-Clay.

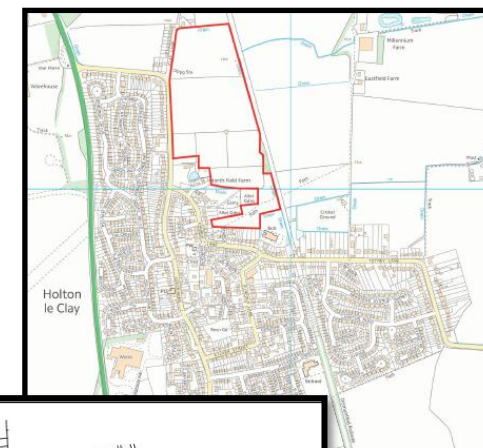
Planning

The initial outline planning permission reference N/085/00883/15 is 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 (including sports pavilion, car park, play area, allotment gardens and cemetery extension.” Subsequently there has been a S73 application (reference N/085/01207/20) approved with ELDC and approved Reserved Matters application on Part Phase A through to C for 233 dwellings (N/085/01215/21) and Phase D for 9 dwellings (N/085/00813/21), and a submitted Reserved Matters application for 48 dwellings (N/085/01107/23) on the remaining Phase A.

Please note these parcels of land are subject to S106 contributions as per the larger scheme and this does include a 30% affordable housing provision. Enquiries should be made to ensure this is satisfied.

Phasing

Development of Phases A-C will need to proceed in a logical order to allow safe access and working within the site. Both parcels being offered for sale are dependent on the access provided through application N/085/01215/21. The purchasers of the land are contractually obliged to create the access point up to the boundaries. An indicative masterplan is shown of the proposed phases. Larger formats are available from the agents upon request.



Phase C (Part)

This parcel of land presents an opportunity for c.10 dwellings over the remaining part of Phase C, this was part of the larger development site now being sold separately. The land extends to 1.27 acres (0.51ha).

There is a contractual obligation with the purchasers of Phase A-C to insert an access road to service up to this boundary area within 5 years of starting construction on site under planning permission (N/085/01215/21).



All planning information and drawings are available from the agents upon request.

Tenure

Freehold with vacant possession upon completion. The land is currently pasture land and is farmed by the vendors.

Easements, Wayleaves and Rights of Way

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

VAT

VAT is payable on the purchase price.

SERVICES

It is our understanding that mains services will be provided via new infrastructure put in place for the remaining part phase A and Phase C, however the prospective purchaser is responsible for investigating further at their own cost.



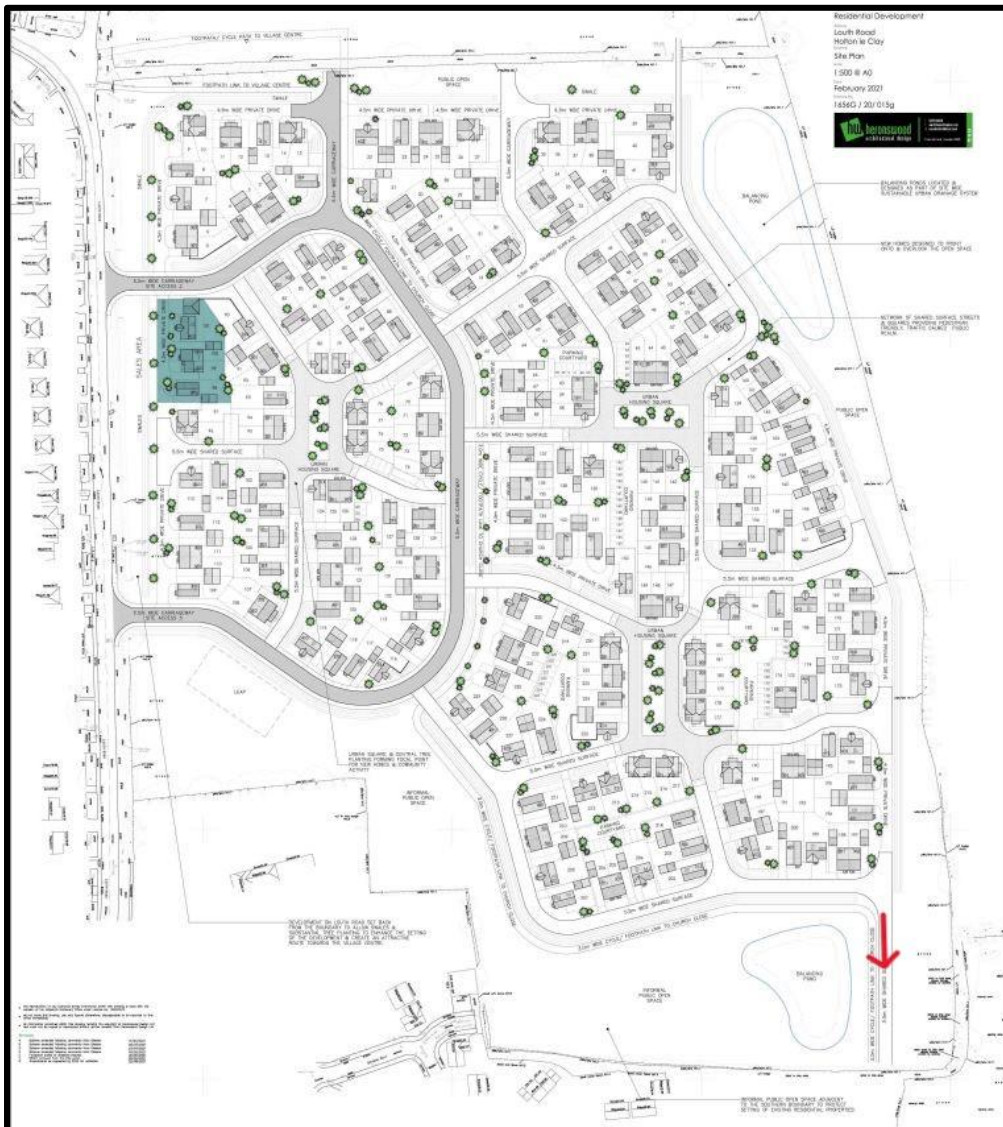
TITLE

Title documents are available from the agents upon request.

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.





Site plan is that of Planning Permission N/085/01215/21 with access points shown Part Phase C.



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