

DDM

AGRICULTURE

DEVELOPMENT OPPORTUNITY HABROUGH ROAD, SOUTH KILLINGHOLME NORTH LINCOLNSHIRE, DN40 3QG



TOTAL SITE AREA APPROXIMATELY 3.95 ACRES (1.60 HECTARES)

- EXCELLENT DEVELOPMENT OPPORTUNITY/SUBJECT TO OBTAINING PLANNING PERMISSION
- SUPERB ROAD ACCESS FROM THE A180 AND A160/HABROUGH ROAD

**CONDITIONAL OFFERS INVITED
FOR SALE BY PRIVATE TREATY**

FREEHOLD WITH VACANT POSSESSION

Selling Agents

DDM Agriculture
Eastfield, Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669
Ref: Tom Norman
E-mail: tom.norman@ddmagriculture.co.uk



RICS

the mark of
property
professionalism
worldwide

DDM
AGRICULTURE

JH Pickup & Co

GENERAL REMARKS AND STIPULATIONS

Location

The site is located on the South Humber Bank on the southern outskirts of South Killingholme village to the south of the A160. South Killingholme village lies approximately 2.3 miles to the north west of Immingham and 9.4 miles north east of Caistor. The site lies within 4 miles of Killingholme and Grimsby Docks which make up two of the South Humber Gateway Ports; the busiest ports in the country in terms of tonnage. Good access to the national motorway network is offered with the A180 being approximately 1 mile away. Access to the site is from Habrough Road which runs directly onto the A160.

Description

The site extends to approximately 3.95 acres (1.60 hectares) or thereabouts and is offered for sale as a whole. The site comprises what is considered to be a "Green Field" development opportunity. The site is currently laid to grass and is classified as being Grade 3 on sheet 104 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food.

Current Planning Status

The land falls within the North Lincolnshire Council boundary and is therefore subject to planning guidance and policy set out within the existing North Lincolnshire Local Plan (adopted May 2003) and the North Lincolnshire Core Strategy (adopted June 2011). These documents are currently in the process of being replaced by the new emerging Local Plan, which is at Stage 6: submission and examination, awaiting adoption.

Development Potential

The site benefits from excellent road frontage which sits between the A160 and Habrough Road and could offer future development potential. The Vendors have decided to sell the land un-encumbered and therefore the full benefit of any future development will pass to the Purchaser(s) of the land. Interested parties should make their own enquiries regarding the potential for planning permission to the Local Authority.

Services

Interested parties should make their own enquiries regarding connection costs and all supply matters.

Easements, Wayleaves and Rights of Way

The property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not. There is a 99 year Lease held in favour of Optimus Wind Limited in respect of the Hornsea 2 Offshore Wind Farm cables buried to 1.2m below the surface of the land, with a 20 metre wide sterilised strip along the southern boundary (plans available).



GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

The land is offered for sale freehold with the benefit of vacant possession. Conditional offers will be accepted subject to paying a non-refundable deposit which will secure exclusivity over the site. The quantum of the deposit is to be agreed between the parties upon agreement of Heads of Terms.

Local Authority

North Lincolnshire Council, Church Square House, 30-40 High St, Scunthorpe DN15 6NL.

Telephone: 01724 297000

www.northlincs.gov.uk

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

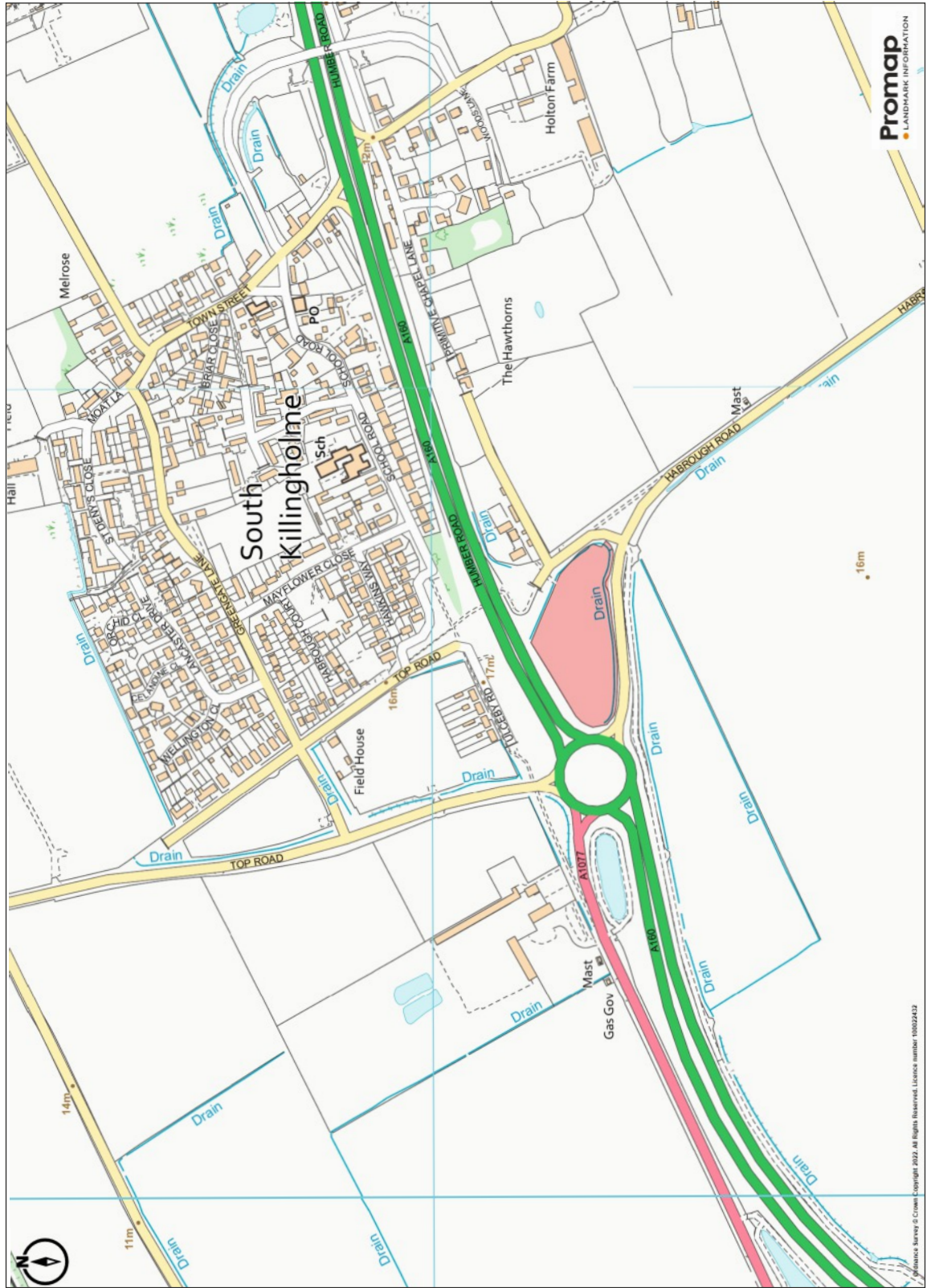
The property is being offered for sale as a whole by Private Treaty. Interested parties are invited to register their interest as soon as possible. Conditional offers will be accepted. The Selling Agents reserve the right to convert this Private Treaty process to Best and Final Offers at any time. Interested parties are invited to speak to Tom Norman or Tony Dale of the Selling Agents on (01652) 653669 or 07920 232135 or 07970 126302 to discuss their interest.



LOCATION PLAN



SITE PLAN



Important Notice

DDM Agriculture for themselves and the Owner 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.
- (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.