

Westfield Park, Grimsby Road, Louth, Lincolnshire, LN11 0FR



Red line boundary for
identification purposes only

Prime Residential Development Opportunity

Outline Planning Permission for the erection of up to 240 no. dwellings, along with associated access, public open space, surface water balancing and landscaping

- Approximately 13 ha (32 acres) gross with a net developable area of 10.05 ha (24.83 acres)
- Potential to increase residential density to achieve in excess of 300 no. dwellings (subject to planning)
- Available as a whole or in lots

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Opportunity

Hawksmoor are instructed by Charterpoint to seek best offers from interested parties for this prime greenfield residential development opportunity.

The site benefits from an outline planning permission granted by East Lindsey District Council on 25 July 2016, reference N/105/0105/14, for residential development of up to 240 dwellings, public open space and surface water balancing and landscaping with all matters reserved apart from means of access. The Design & Access Statement submitted gives a net residential developable area of approximately 10.05 ha (24.83 acres), giving a density of 24 dph. There is potential to increase the density to achieve in excess of 300 no. dwellings (subject to planning).

The planning permission also provides for an Extra Care Facility however for the avoidance of doubt this area of land is not included within the sale.

Location

Louth is a market town located in the Lincolnshire district of East Lindsey with a resident population in excess of 16,000 (2011). The town is noted for its wide range of independent retailers and also its thrice-weekly market. Louth is well served by education establishments including the Ofsted-rated 'Outstanding' King Edward VI Grammar School and Kidgate Primary Academy.

Louth is approximately 26 miles to the east of the county town of Lincoln where regular direct rail services to Nottingham and a twice daily service to London (Kings Cross & St Pancras International) can be found. Grimsby is some 14 miles to the north of Louth with regular direct rail connections on the TransPennine Express network to Doncaster, Sheffield and Manchester. The A16, which bypasses Louth, connects Peterborough to the south to Grimsby to the north.

Description & Situation

The site comprises existing greenfield farmland and extends to approximately 13 ha (32 acres) gross.

The site is situated to the north west of Louth, to the west of the Grimsby Road and to the south of the A16 Louth Bypass. It lies approximately 1km to the north west of the town centre, is located to the edge of the town and is bounded by existing residential development to the east and south. Agricultural land extends to the south west and

north west of the A16 Bypass, the latter being within the Lincolnshire Wolds Area of Outstanding Natural Beauty.

S106 Agreement

A S106 Agreement, dated 22 July 2016, includes for contributions of £575,978 for Education provision and £97,680 for Healthcare provision. The Agreement also requires the provision of 20% on-site affordable housing – tenure split to be agreed prior to commencement of the development. There is a viability clause within the Agreement.

Local Planning Authority

East Lindsey District Council

Highway Authority

Lincolnshire County Council

Tenure

The site is held freehold and will be sold with the benefit of vacant possession.

Information Pack

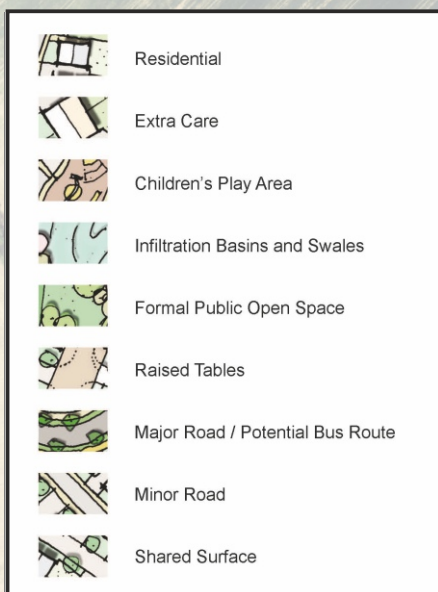
An information pack is available on a dedicated website. Access details will be provided following receipt of an initial expression of interest. The information pack will include: Planning documentation, Illustrative plans, Flood Risk Assessment, Foul Water and Utilities Statement, Transport Assessment, Ground Investigation, Noise Assessment, Extended Phase 1 Habitat Survey, Archaeological Desk Based Assessment, Arboricultural Report, Topographical Survey, Landscape Visual Impact Assessment, Layout of increased density, Preliminary Drainage Strategy based on layout of increased density.

Method of Sale

The site is offered for sale by informal tender. Subject to contract offers are invited to be submitted for the freehold interests in the property. Vacant possession is to be provided upon legal completion.

Viewing Arrangements

Viewing is by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.



Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Richard Wain or Tom Bathurst at:
Hawksmoor, Suites 1 & 2, City Point, Swan Road,
Lichfield, Staffordshire, WS13 6QZ

Telephone:

01543 266660

Email:

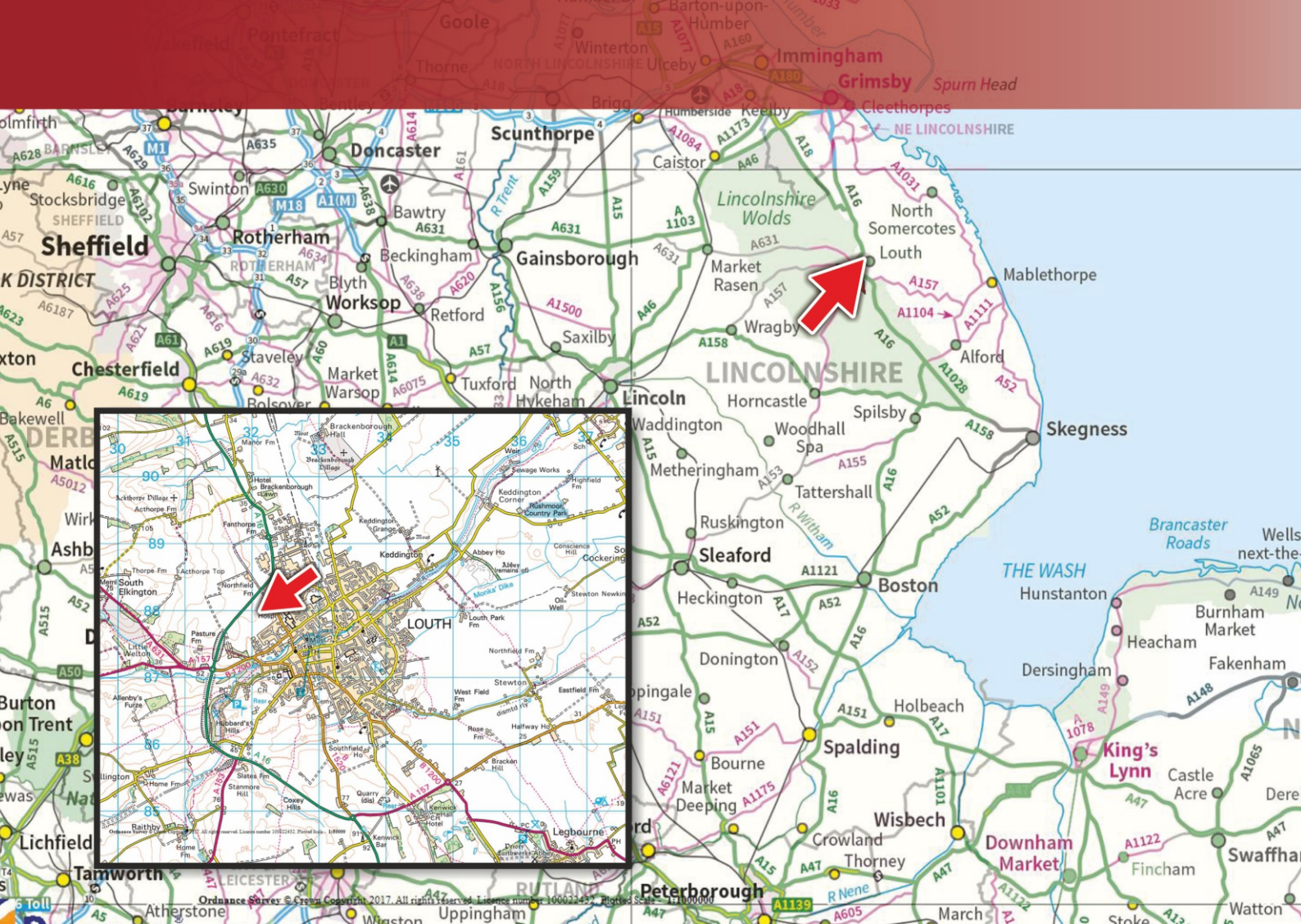
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