

# LAND TO THE WEST OF SCAWBY ROAD, BROUGHTON

Lincolnshire, DN20 0WA

**Allocated Residential Development Opportunity**



Site boundary for indicative purposes only

## Key Highlights

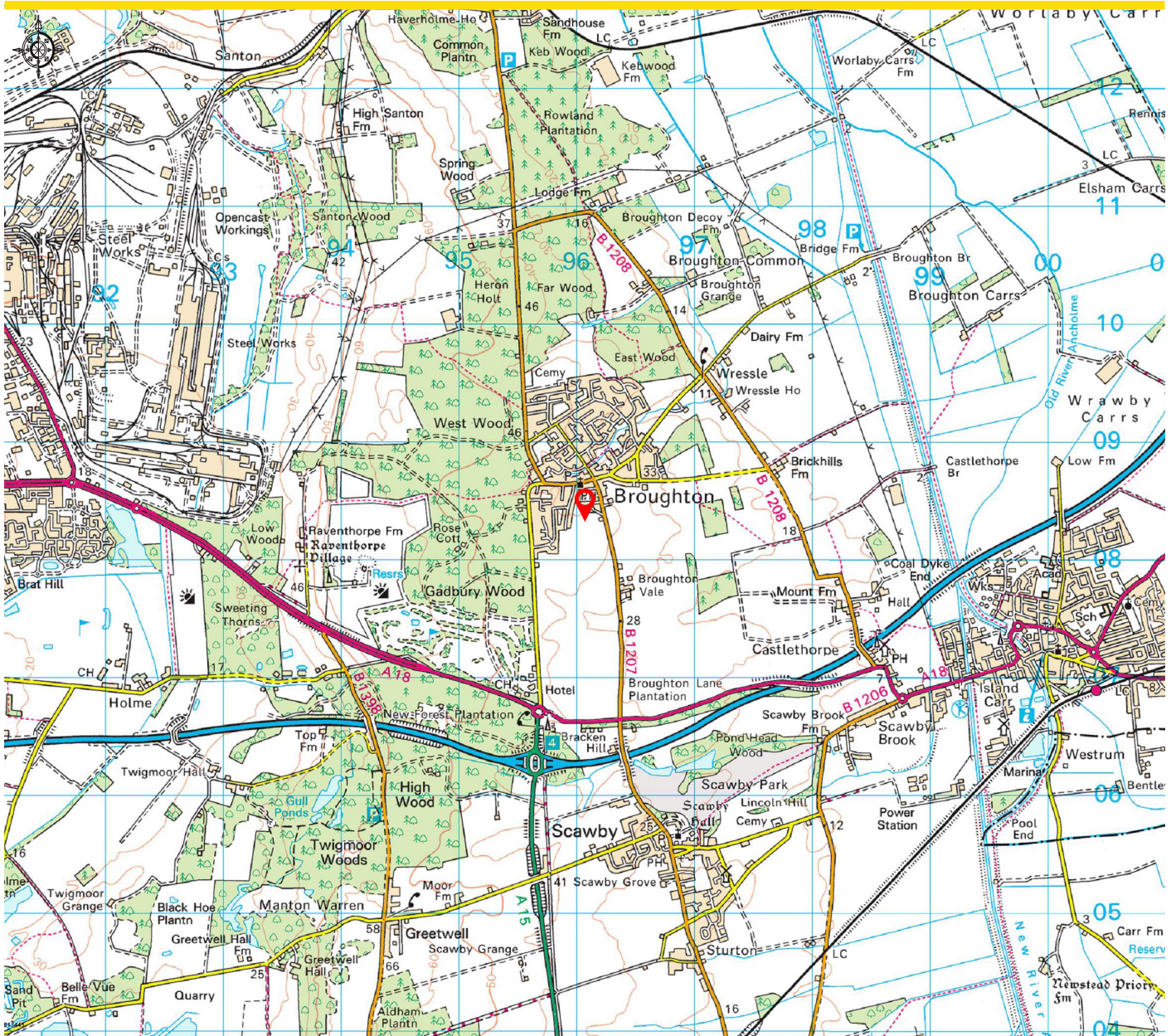
- Freehold greenfield site with development potential
- Prominent roadside location onto Scawby Road (B1207)
- Situated in an established residential area adjoining existing dwellings
- Draft allocation in Draft Local Plan
- Gross site area - 1.97 hectares (4.873 acres)
- Offers invited on a subject to planning basis for the freehold interest in the whole
- Informal Tender deadline set for 12 noon on Monday 4th March 2024

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## Background

Savills is delighted to dispose of the freehold interest in Land to the west of Scawby Road, Broughton. The site comprises a greenfield parcel with frontage onto Scawby Road (B1207). The site is vacant and lies to the south of existing residential dwellings. It presents an exciting opportunity to develop a site with vacant possession on the edge of a rural town settlement.

## Location

The site is located in the town of Broughton, approximately 4 miles (6.5km) north west of Brigg, 7 miles (11km) south east of Scunthorpe, 24 miles (37.6km) west of Grimsby and 24 miles (39.1km) north of Lincoln. Surrounding towns

including Brigg and Scunthorpe provide a range of retail, leisure and business opportunities.

The M180 can be accessed via Scawby Road to the south of Broughton, which in turn provides access between Grimsby in the east and Doncaster in the west. Scunthorpe Train Station is located approximately 7 miles (11km) north west of the site and provides direct access to Doncaster (30 mins) and Sheffield (60 mins) in the west and Grimsby (40 mins) in the east.

The town offers a range of amenities commensurate with its size, including; a village store and Post Office, Co-Op Food store, a pharmacy, a public house, a pre-school and a separate primary school. The town is within close proximity to secondary schools in Brigg and Scunthorpe.

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## Description

The site forms a broadly rectangular and relatively flat greenfield parcel to the south of Broughton. The site extends to approximately 4.9 acres (2 hectares). Immediately north and west of the site lie existing residential dwellings and a small greenfield parcel to the north west. To the south lies existing agricultural fields, some of which benefitting from existing planning permission for residential development. The site is accessed via Scawby Road to the east.

## Planning

The site is within North Lincolnshire Council jurisdiction. The North Lincolnshire Local Plan was adopted in May 2003 and has now been replaced by the Local Development Framework, adopted in June 2011.

The site has been identified as being suitable for residential housing under the North Lincolnshire Local Plan Publication Draft Addendum Plan (May 2022), reference number H1P-21. The subject site forms part of this allocation with a land parcel to the south forming the remaining draft allocation units.

Parties should be aware that land to the south of the subject site which is in third party ownership has been granted outline planning consent for residential development of up to 79 dwellings, with all matters reserved except for access. (Ref. PA/2020/2046, granted 4th August 2021).

Prospective purchasers should contact North Lincolnshire Council with any specific planning enquiries.

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## Tenure

Freehold interest with vacant possession.

The site is formed of one freehold title; HS356072.

## Tenancies

There are no occupational tenancies on the subject site.

## VAT

Whether VAT is applicable on this transaction will be confirmed by the Seller's solicitors.

## Method of Sale

The site is offered for sale by way of Informal Tender. Offers are invited on a subject to planning basis for the freehold interest in the whole site.

Offers should be made in writing, should not relate to any other offer and should include the following:

- The conditional sum subject to planning and any other associated conditions
- Details of the proposed scheme including layout, drawings and accommodation schedule
- Brief explanation on due diligence
- Any assumptions made with regard to abnormal development costs
- A brief synopsis of planning and technical due diligence undertaken to date
- Proposed timescales for exchange and completion
- Solicitors details
- Payment profile and availability of funds

If applicable, please set out any proposed overage payments to the Seller in the event of any enhanced planning permission being achieved over and above your initial proposals and/or Gross Development Values exceeding initial expectations.

All offers are to be for a specific sum in pounds sterling and are to be exclusive of VAT which may be chargeable and payable by the purchaser in addition to the fixed sum offer.

Informal Tender deadline set for **12 noon on Monday 4th March 2024**.

Offers should be submitted via email to [Archie Best](#) and [Phoebe Clark](#).

Please note that the Vendor is not obliged to accept the highest offer or indeed any offer submitted during the marketing process.

## Additional Information

The preferred purchaser will be expected to undertake all the necessary due diligence required to progress their offer and support the planning process; as no surveys or reports are available at this time.

## Professional Fees

Please note we are seeking a contribution towards the Landowner's professional fees and Agents fees payable on exchange.

## Viewings

Strictly by appointment only. Please contact the agents to arrange a site visit.

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## Contact

### Archie Best

+44 (0) 781 618 4122  
archie.best@savills.com

### Phoebe Clark

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