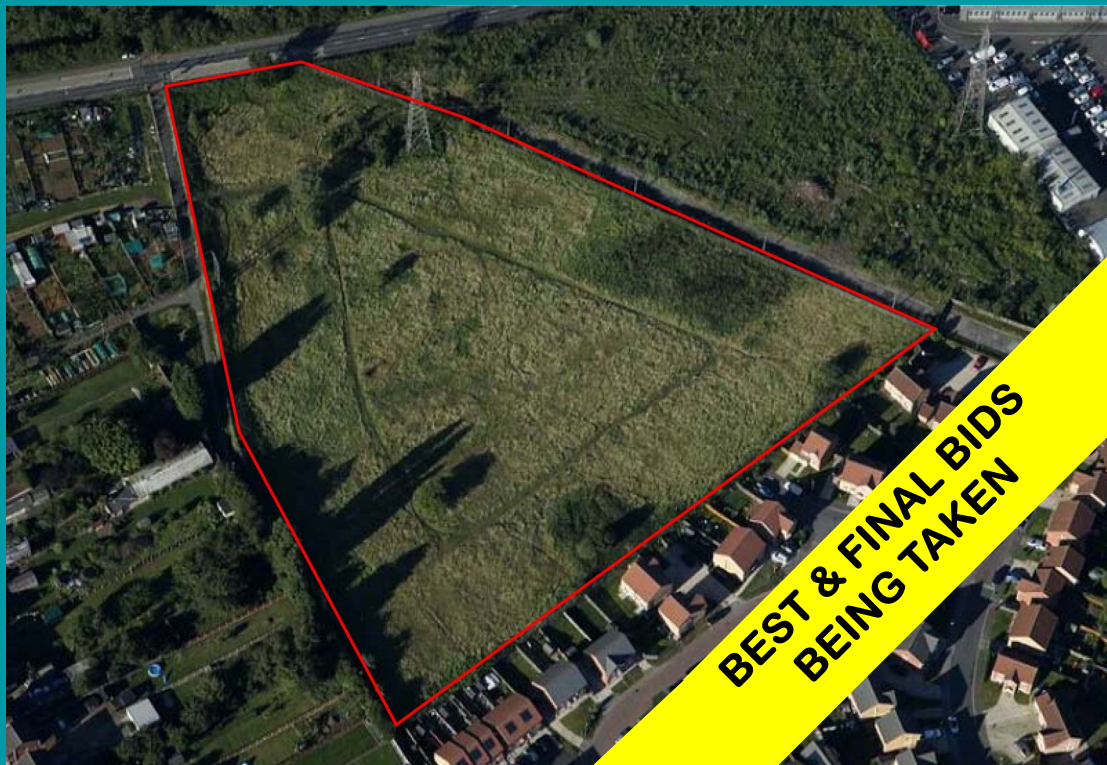


Land at Park Farm Road, Scunthorpe

Freehold for Sale

Best & Final Bids Now Being Taken

Closing - Midday, Tuesday 6 December 2022



- Vacant land
- Suitable for residential development (subject to planning)
- Allocated housing site in LDF (SCUH-2)
- Established residential area with Ofsted "Good" Schools
- Good links to M180
- Overall site approx. 4.6 acres (1.87ha)

North Lincolnshire Council is offering the property by private treaty

North Lincolnshire Council
Estates & Valuation
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 296787 Email: matthew.clarke@northlincs.gov.uk

IMPORTANT NOTICE

These details should be read in conjunction with these documents
“Conditions for Best & Final Bids” & “Best & Final Bids Form”

Location & Description

Scunthorpe is the administrative centre of North Lincolnshire with a population of around 80,000. The site is located to the South of Phoenix Parkway a main arterial route to the M180 which is approximately 2 miles away.

The site is less than a mile North of the town centre and the Station is approx. 1¼ miles to the South with direct links to Sheffield and Manchester for onward connection to both the East & West coast mainlines. Humberside airport is around 30 minutes drive. The site is placed approximately 25 miles from Hull's european gateway, 50 miles to Sheffield, 56 miles to Leeds and 94 miles to Manchester.

A former allotment site is vacant but adjoining recent housing development and is within close proximity to the recently rebuilt Crosby Primary School, Ofsted 'Good' and the nearest secondary schools, Outwood Academy Foxhills & St Larences Academy, both Ofsted 'Good';

Planning

The land is allocated within the North Lincolnshire Council Local Development Framework as suitable for residential development (SCUH-2: Housing and Employment Land Allocations Development Plan Document) - [click here for document](#)

To discuss planning call (01724) 297000 and ask for Development Control.

Special Planning note

It is expected that any development will comply with local & national planning requirements including, but not limited to:

- Affordable housing of 20%
- 10% biodiversity net gain
- Public open space inc. play parks
- Education
- Leisure & recreation
- Health
- Highways
- Drainage.

Any development should include a mixture of housing types, reflecting the findings of the North Lincolnshire Housing and Economic Needs Assessment November 2020 and any future updates - [click here for document](#)

Flood risk

The site is located within Flood Zone 1 as defined by the Environment Agency. A Flood Risk Assessment will be required as part of any planning application due to the site being over 1 hectare. This should include consideration of Sustainable Drainage Systems and how the layout and form of development can reduce the overall level of flood risk.

Highways

The seller has a right of way for all purposes to access the land from the unadopted section of Park Farm Road and has deeds to prove these rights. Details can be made available on request.

Principle access to the site is from Hanover Walk and the location of any new/revised vehicle access points will need to be agreed by the Highways Authority.

Please contact North Lincolnshire Council Highways control on (01724) 296699 to discuss highway issues.

Boundaries

All boundary responsibilities will be transferred to the purchaser.

Services

The Buyer will be responsible for making their own enquiries in respect of the availability, suitability and layout of services to and upon the site.

Viewing/Inspection

To view the site contact: -
(01724) 296744

Possession

Vacant possession will be given on completion.

Land or Building Issues

(Title/Contamination/ Asbestos)

Freehold with Full Title Guarantee.

The land is not known to be contaminated. According to our records, there are no significant sources of contamination other than that which may be associated with the former agricultural uses/pesticides/herbicides/ heavy metals, although any purchaser will need to satisfy themselves of this.

There are no known existing guarantees that will pass with the property.

The purchaser is expected to satisfy themselves by enquiry, survey or any other means as to the condition of the land and/or property. Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request.

The site is subject to an existing deed of grant with Northern Powergrid for overhead electricity cables.

There is a restricted area, defined as the land and air space under and between the overhead electric lines and within a distance of 35 feet measured horizontally outwards from the outermost conductor or earth wire on either side of the overhead electric lines.

There is an historic agreement for an underground pipeline running parallel and to the West of the unadopted section of Park Farm Road.

The electricity cables and underground pipeline are shown in green on the attached plan.

Further details are available upon request.

PRICE

The property is now undergoing a "Best & Final Bids" process. As such no guide price will be offered to any party.

VAT

The Seller has elected not to charge Value Added Tax.

IMPORTANT NOTICE:

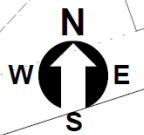
BIDDING MUST BE MADE IN THE PRESCRIBED FORMAT DETAILED IN THE DOCUMENTS

Those documents are available for download on Rightmove or if you are having difficulties downloading them please contact Matthew Clarke (as per the cover page).

PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Any services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/ structures before any contractual commitment.**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.



North
Lincolnshire
Council

North
Lincolnshire
Council

PHOENIX PARKWAY

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

North
Lincolnshire
Council

Title: Park Farm Road (West) Allotments		
Drawing Number: SCU - 4 - 0790	Version: 1	
Date: 11/08/2021	Scale @A4: 1:1250	Drawn By: LN

North Lincolnshire Council

© Crown copyright and database rights 2021 Ordnance Survey 0100023560

rea

North Lincolnshire Council

www.northlincs.gov.uk

Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

KEEPING PEOPLE SAFE, WELL, PROSPEROUS & CONNECTED