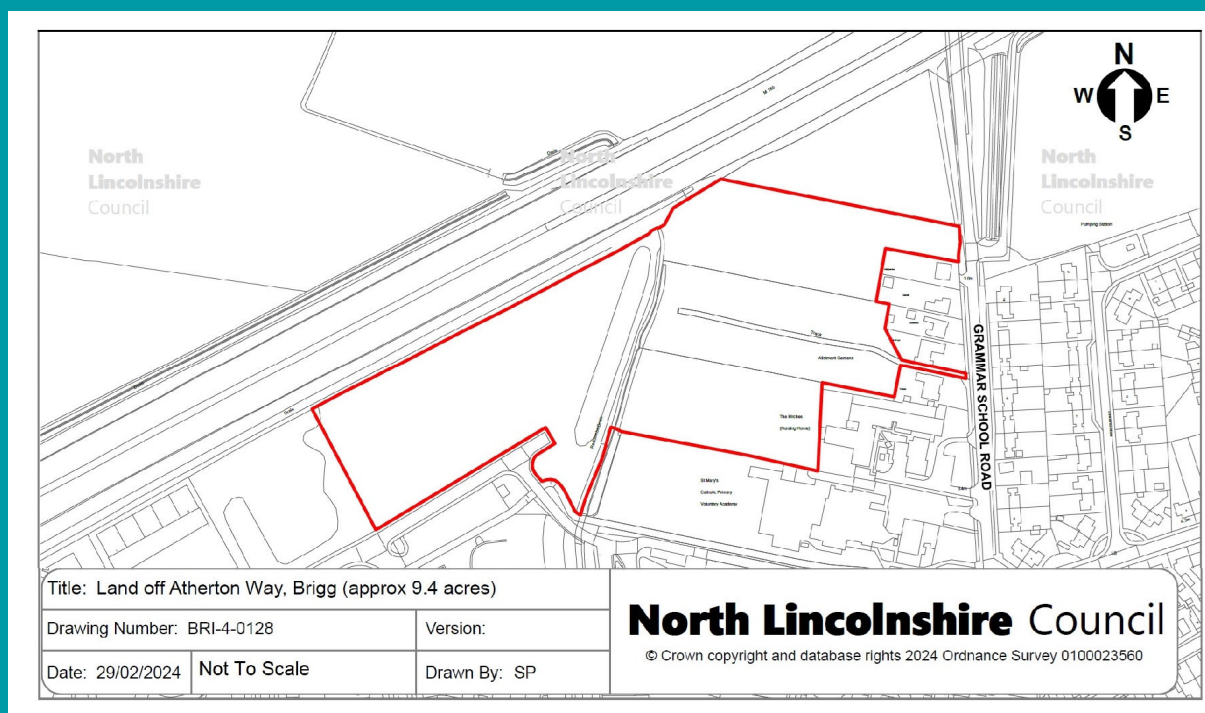


Land at Atherton Way, Brigg, North Lincolnshire, DN20 8AR

Freehold for Sale
Informal Tender: Best and Final Offers Invited
by 12 noon Monday 5th August 2024



- Freehold of large development site for sale in an area of known housing demand
- Zoned for residential development
- Overall site approx. 9.4 acres (3.80 ha)
- Highway access available

North Lincolnshire Council is offering the property by informal tender

North Lincolnshire Council
Assets and Development
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 297330 Email businessinfo@northlincs.gov.uk

Location

The North Lincolnshire market town of Brigg is a thriving settlement and service centre for surrounding villages. It has a population of 5,626 (2011 census) It benefits from employment opportunities, shopping, leisure and education facilities including Brigg Primary School, Sir John Nelthorpe School and Vale Academy. It is popular for its weekly markets and fairs and outdoor events are part of the town's culture.

Brigg offers good road links with the national motorway network via the M180 to Scunthorpe, the Humber Bridge and Kingston Upon Hull.

Driving distances:

Humberside International airport 8 miles

Scunthorpe 9 miles

Grimsby 21 miles

Hull 23 miles

Lincoln 27miles

Doncaster 32 miles

Brigg railway station is on the Grimsby branch of the Sheffield to Lincoln line. A limited passenger service exists, together with freight opportunities.

Scunthorpe railway station is around a 9 mile drive with the unmanned Barnetby railway station around 6 miles away. Both have direct links to Doncaster, Sheffield and Manchester .

Manchester Airport available from direct trains from Scunthorpe and Barnetby.

Description

This land extends to approximately 9.4 Acres (3.80 Hectares), as shown edged in red on the attached plan and consists of previously undeveloped land and former allotments.

Planning

The site is considered suitable for residential development subject to planning permission.

The site is allocated for housing within the North Lincolnshire Housing and Employment Land Allocation Development Plan Document (ref BRIH-1 and BRIH-5).

The site is suitable for a mix of house types including 2,3 and 4 bedroom properties. Including 20% affordable housing (mixture of Affordable rent, shared ownership, rent to buy and discounted market sale products).

Planning policy requires an overall density of 40 dwellings per hectare within this locality.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297420.

Flood risk

The proximity of the River Ancholme renders the site within flood zone 2/3a as defined by the Environment Agency, and an Exception Test may be required demonstrating the development provides wider sustainable benefits outweighing the flood risk, and without increasing flooding elsewhere.

Please refer, amongst other things, to the Environment Agency's website and to the Local Planning Authority's "Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire".

Services

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

Highways

The site has frontage to Atherton Way, which is not currently adopted and Grammar School Road which is adopted.

There will be a requirement upon the purchaser to construct a road, to an agreed adoptable standard, linking Atherton Way though to Grammar School Road, where it is likely that a mini roundabout will be required to offer further access towards Wrawby Road to the East of Brigg.

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

Possession

Vacant possession will be given on completion.

Easements/Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves whether referred to in these particulars or not.

Approximate details of a gas pipeline is illustrated within these particulars. The Purchaser will need to make their own enquiries in this regard with Cadent Gas Limited, who are the relevant licensed gas transporter.

Land or Building Issues (Title/Contamination/Asbestos)

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

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 council have a 2017 desktop based archaeological report which can be made available on request. This concluded that the probability of archaeological discoveries is low, but the council offers no guarantee in this respect.

Sale Price

The site is offered for sale by Informal Tender. The closing date for offers is 12 noon on Monday 5th August 2024. For further details and instructions how to submit an offer please contact the seller.

Strategic Goal

Underpinning any development, North Lincolnshire Council require the provision of a link road from Atherton Way, in the West, to Wrawby Road to the East of Brigg.

Landowners to the East of Grammar School Road are aware of this key principle, which is embedded in the local plan.

Contact

For further information contact: -
john.kidner@northlincs.gov.uk
Tel:01724 296744

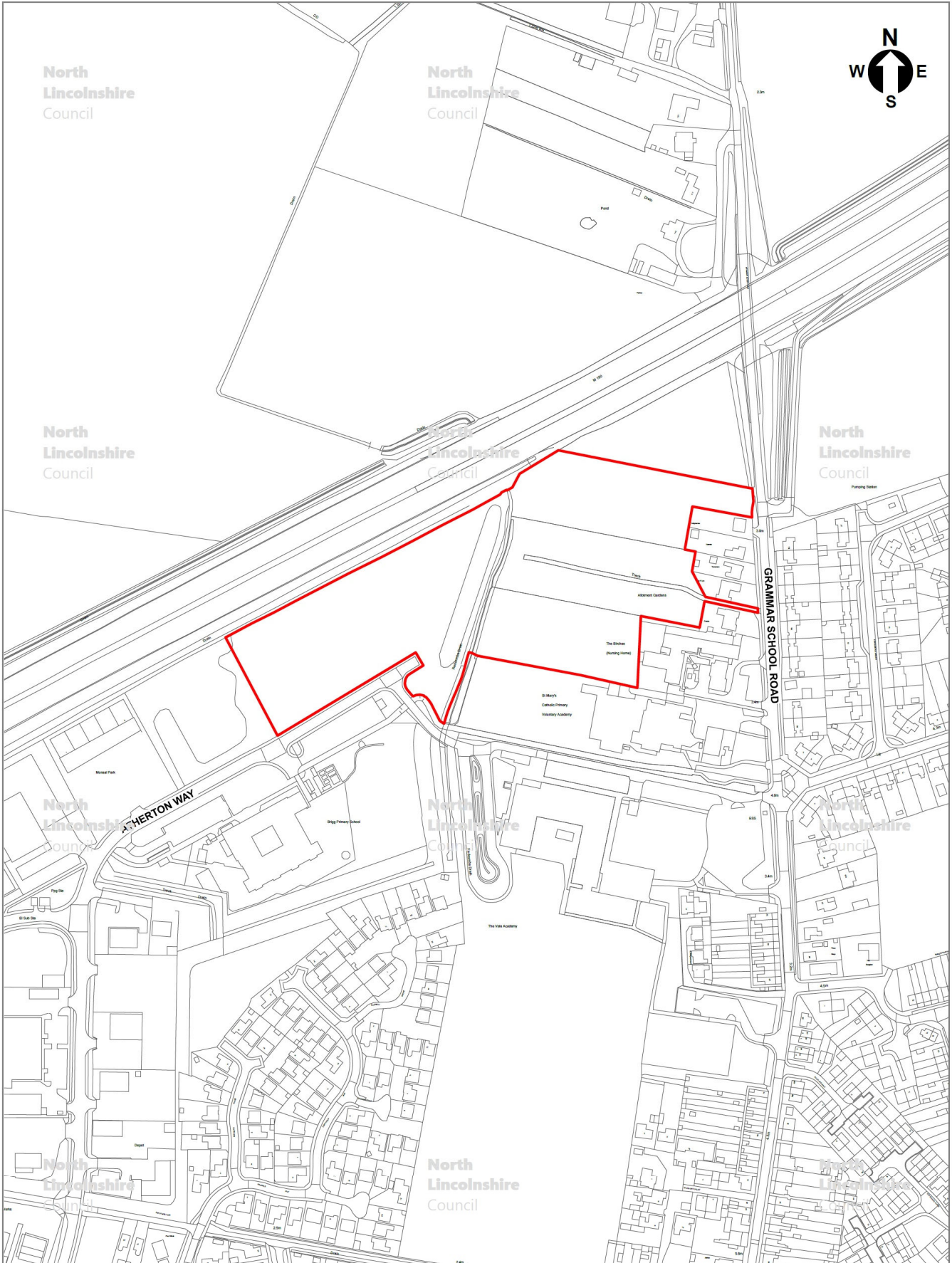
VAT

The Seller has elected to charge Value Added Tax on part of the site adjoining the Ancholme Business Park.

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.**
- **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.

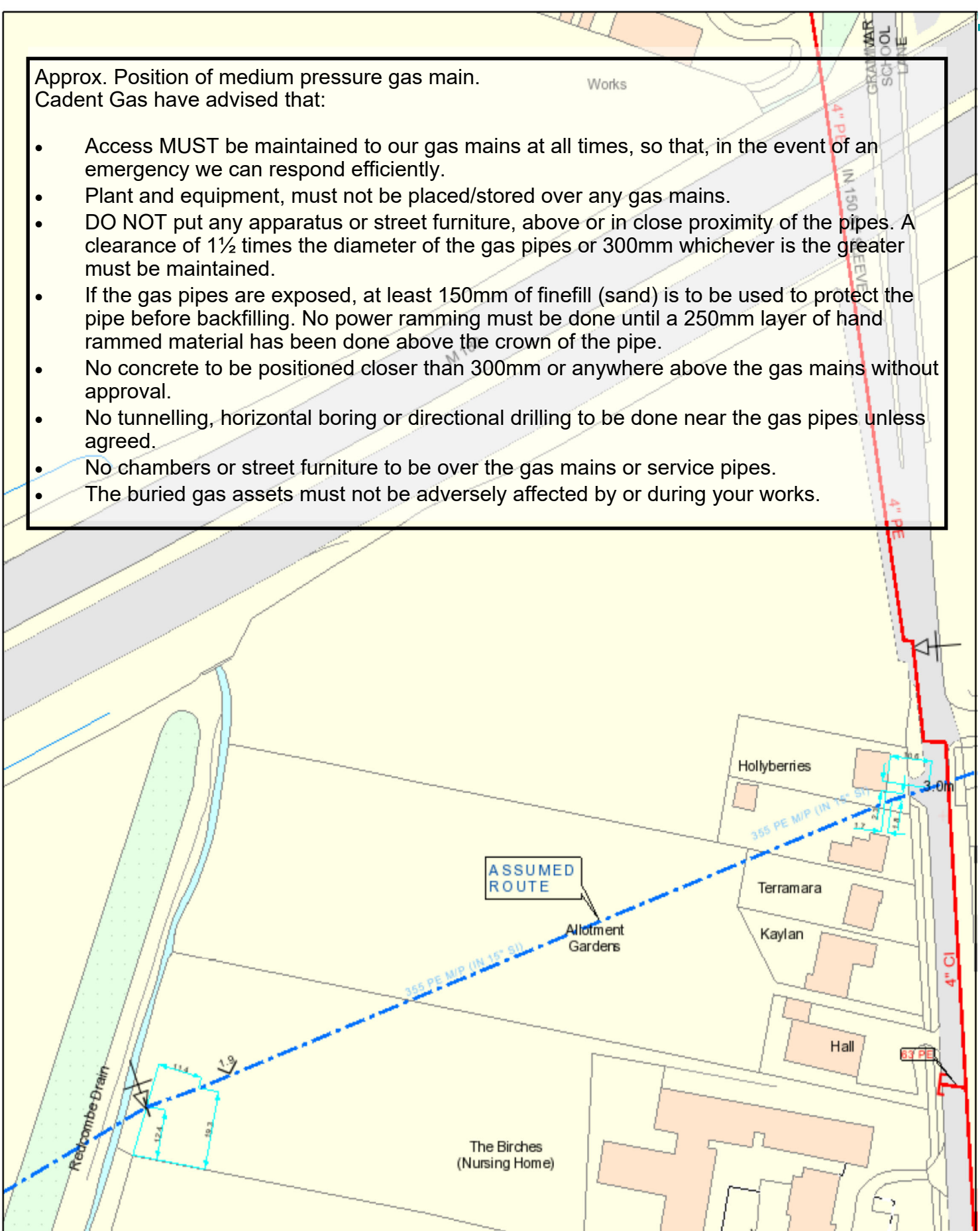


| | |
|--|--------------|
| Title: Land off Atherton Way, Brigg (approx 9.4 acres) | |
| Drawing Number: BRI-4-0128 | Version: |
| Date: 29/02/2024 | Not To Scale |
| Drawn By: SP | |

North Lincolnshire Council
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Approx. Position of medium pressure gas main.
 Cadent Gas have advised that:

- Access **MUST** be maintained to our gas mains at all times, so that, in the event of an emergency we can respond efficiently.
- Plant and equipment, must not be placed/stored over any gas mains.
- **DO NOT** put any apparatus or street furniture, above or in close proximity of the pipes. A clearance of 1½ times the diameter of the gas pipes or 300mm whichever is the greater must be maintained.
- If the gas pipes are exposed, at least 150mm of finefill (sand) is to be used to protect the pipe before backfilling. No power ramming must be done until a 250mm layer of hand rammed material has been done above the crown of the pipe.
- No concrete to be positioned closer than 300mm or anywhere above the gas mains without approval.
- No tunnelling, horizontal boring or directional drilling to be done near the gas pipes unless agreed.
- No chambers or street furniture to be over the gas mains or service pipes.
- The buried gas assets must not be adversely affected by or during your works.



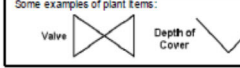
SCALE: 1:1250
 USER ID: Carly.Bower
 DATE: 6/12/2017
 NRSWA RESPONSE
 MAP REF: TA0008
 CENTRE: 500017,408245



This plan shows those pipes owned by Cadent Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Cadent

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North Lincolnshire Council

www.northlincs.gov.uk

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