

Offers in excess of £300,000

Access



Development Opportunity for 9 Dwellings  
Off Church Close, Holton-le-Clay, Grimsby,  
Lincolnshire, DN36 5AE

**M A S O N S**  
EST. 1850

Approved Reserved Matters application with East Lindsey District Council  
 Freehold with Vacant Possession upon completion  
 Agreed s106 obligation | Consent for 9 dwellings

**DESCRIPTION**

We are delighted to offer for sale a prime development site extending to approximately 2.99 acres (1.21ha), located on the eastern side of Holton le Clay, a popular village south of Grimsby. This site previously formed part of a larger development site, however these phases have been sold separately.

**LOCATION**

Holton le Clay is situated 5.2 miles south of Grimsby and 10.8 miles from the busy market town of Louth. This sought after, popular village lies due east of the Lincolnshire Wolds AONB. Holton le Clay sits to the east of the A16 trunk road, one of Lincolnshire major commuter roads.

The development site lies within close proximity to the amenities Holton le Clay and nearby Waltham have to offer. These include the Holton le Clay infants' school and the junior school, Toll Bar Academy and New Waltham School. There is a good range of shops nearby too, with Grimsby and Cleethorpes hosting various national supermarkets and lots of independent shops, pubs and of course, the renowned golf courses.



## PLANNING

Outline Planning Permission was granted under a Hybrid application (Ref: N/085/00883/15) for up to 300 dwellings across Phases A-D. A s73 application has been approved with East Lindsey District Council (Ref: N/085/01207/20). Phases A – part phase C are now sold meaning Phase D remains.

Reserved matters have been approved under reference number N/085/00813/21 for 9 dwellings and the design has been created by Ross Davy Associates in Grimsby which contains five impressive, detached houses and two pairs of semi-detached dwellings. Two of the detached dwellings overlook a green space which is to be maintained with the existing pond remaining as a feature. There is an affordable housing provision as part of the wider scheme. Enquiries should be made to ensure this is satisfied.

All planning information and technical drawings are available from the agents upon request.

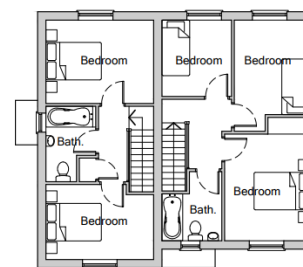
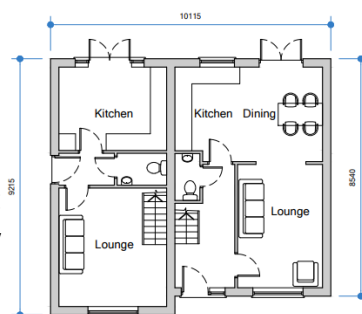
## TENURE

The site is offered for sale Freehold with Vacant Possession upon completion. The land is currently down to pasture and is farmed in-hand.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way, whether mentioned in these particulars or not. There is a public right of way across the site which can be seen on the proposed site plan.

Plot 1 and 2  
(Plot 3 and 4 Reversed Layout)



## TITLE

Title documents are available upon request. More information is available from the Vendors agents upon request.

## VAT

VAT will be payable on the sale of the land.

## VIEWING

The land may be viewed on foot during daylight hours only with a copy of these particulars in hand. Access is via the public footpath.

## SERVICES

It is our understanding that mains services are available in Church Close, however the prospective purchaser is responsible for investigating this further at their own cost.

## IMPORTANT INFORMATION

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Plans/maps are not to specific scale, are based on information supplied and subject to verification on sale.

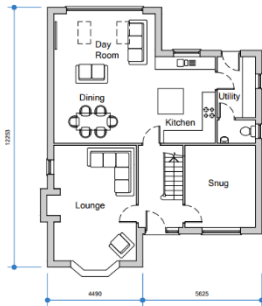
*Artist Impression*



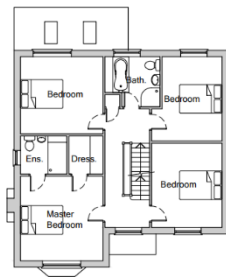
Plot 5 and 6



Front Elevation  
1:100



Ground Floor Plan  
1:100



First Floor Plan  
1:100

Further elevations and floorplans are available on request.

Plot 8



Front Elevation  
1:100



Ground Floor Plan  
1:100



First Floor Plan  
1:100

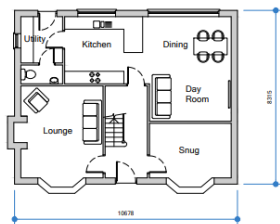


Attic Roof Plan  
1:100

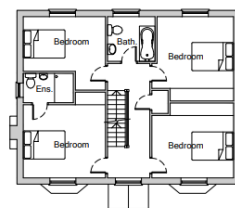
Plot 9  
(Plot 7 Reversed Layout)



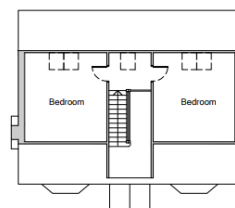
Front Elevation  
1:100



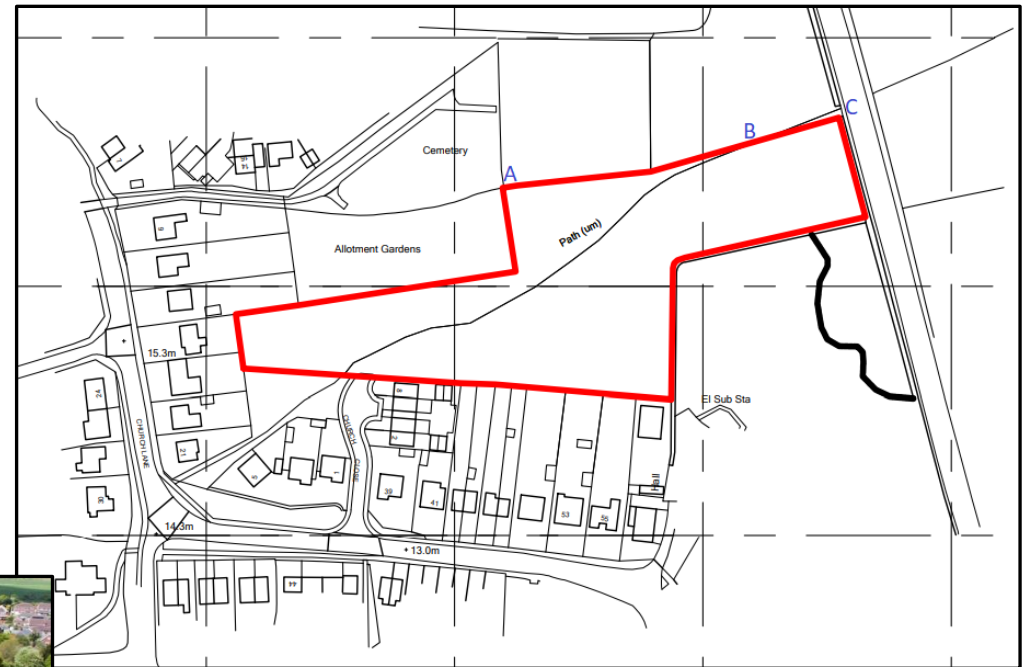
Ground Floor Plan  
1:100



First Floor Plan  
1:100



Attic Roof Plan  
1:100



### FENCING OBLIGATION

The purchaser will be responsible for erecting Lincolnshire Post and Rail fencing from points A – C with a PRoW access point at point B as per the above plan.

### OVERAGE CLAUSE

The sale of this land will be subject to a condition that if during a period of time to be negotiated the owner of the site obtains a planning consent to develop any undeveloped part of it, then the vendors or their successors will be entitled to receive a payment equal to be confirmed of the consequent uplift in the value of the land concerned. Appropriate provisions will be made within the legal documentation relating to the sale and transfer of ownership so as to provide for this.

M417 Printed by Ravensworth 01670 713330



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

#### Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**  
EST. 1850