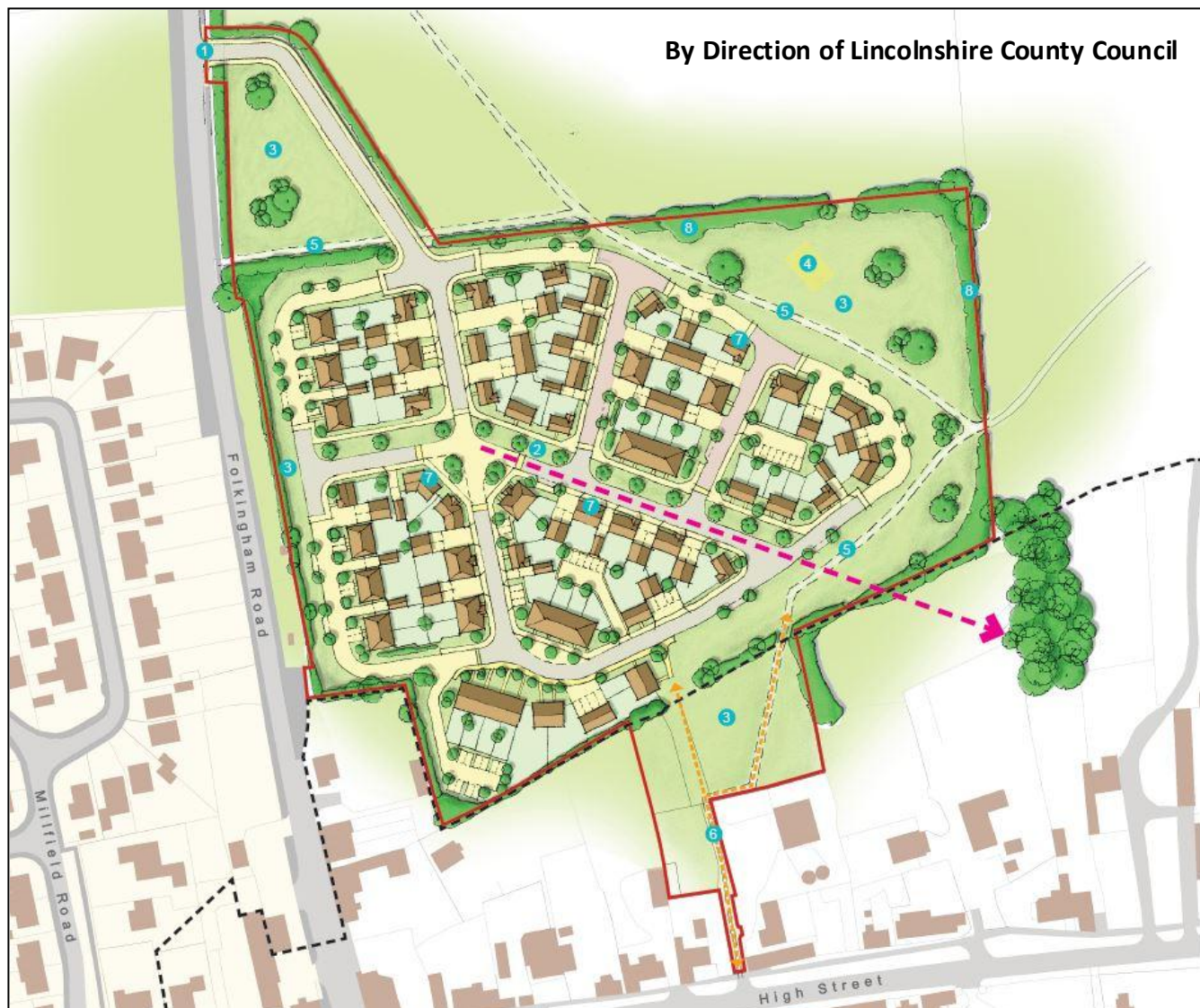


EST 1770



Longstaff^{COM}

BOURNE RESIDENTIAL DEVELOPMENT : 01778 420406 www.longstaff.com



Residential Development Land

Land East of Folkingham Road, Morton, Bourne, Lincolnshire, PE10 0NR

FOR SALE - Guide Price: £2,500,000 Freehold, Subject to Contract

BEST AND FINAL OFFERS BY – WEDNESDAY 20th OCTOBER 2021 AT 12 NOON

- Approximately 5.02 Hectares (12.40 Acres)
- Outline Planning Permission for 71 Dwellings (30% of which are to be 'affordable')
- Popular Village with Good Local Facilities and Amenities
- With direct access to the A15 linking Lincoln, Sleaford, Bourne and Peterborough

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The land is situated on the east side of Folkingham Road (A15) on the edge of the village of Morton. Morton has a variety of local facilities and amenities including village shops, a Public House, Church, Village Hall and Primary School. Morton is located approximately 3 miles to the north of Bourne which has easy access via the A15. Bourne has more extensive local facilities and amenities including banking, shopping, retail, leisure and primary and secondary education facilities.

Market Deeping is also easily accessible, approximately 10 miles to the south and the City of Peterborough approximately 20 miles to the south. Sleaford and Lincoln are accessible to the north and are situated approximately 15 and 35 miles away respectively.

Connections to the A1 are accessible to the west at Colsterworth with access to the East Coast Main Line at Grantham and Peterborough.

DESCRIPTION

The land extends to approximately 5.02 Hectares (12.40 Acres) and is offered for sale as a whole. A plan showing the land, for identification purposes only, is edged red and included in these Particulars. The site is accessible directly from Folkingham Road (A15) or from High Street, Morton as can be seen from the Illustrative Design Plan.

The land has been used for agricultural production in recent years. It is being offered For Sale Freehold with Vacant Possession.

PLANNING MATTERS

Outline Planning Consent has been granted by South Kesteven District Council under Reference No. S19/1784 for Residential Development of up to 71 dwellings, associated estate roads, open space, subject to conditions and the Section 106 Agreement.

Interested parties are encouraged to review the various conditions attached to the Planning Consent and Section 106 Agreement. There is a compliment of details available for downloading from the Council's website concerning all aspects relating to the application and the grant of the Consent. These documents can be accessed via www.southkesteven.gov.uk ref: S19/1784.

Please note, the Decision Notice is dated 2nd July 2021 and the permission states that the development hereby permitted shall be commenced before the expiry of 3 years from the date of this permission or 2 years from the approval of the last of the Reserved Matters, whichever is the latter.

SECTION 106 AGREEMENT

The Section 106 Agreement includes various contributions and obligations. A copy of the Section 106 Agreement is available from the selling agent.

SECTION 106 AGREEMENT REDUCTION

If a purchaser is able to negotiate a reduction in the Section 106 Agreement allocation or contribution figure(s) with the Local Authority, or any other parties concerned, in addition to the agreed sale price the Vendor shall be entitled to 50% of the value of that reduction.

AFFORDABLE HOUSING

30% of the dwellings under the consent scheme are to be affordable units.

HOME FARM CREW YARD - ACCESS AND OBLIGATIONS FOR MAINTENANCE

Home Farm Crew Yard, High Street, Morton was sold by Lincolnshire County Council previously although rights were reserved for the benefit of this land. The rights allow for the passage of services through infrastructure and there are connected rights of access to Home Farm Crew Yard upon notice for the purpose of inspection, repair etc. provided all damage is made good. Please note, Home Farm Crew Yard is not to be used for more than 5 single private dwellings.

The Home Farm Crew Yard has been given a right of access over some land owned by Lincolnshire County Council immediately west of the crew yard, shown on the Land Registry Title Plan (available from the selling agent), in addition to a right to enter upon the land owned by Lincolnshire County Council for the purposes of construction of an access road at this location. The owner of Home Farm Crew Yard is obligated to construct the access road and thereafter to contribute 85% towards the cost of maintenance or replacement.

It is also noted that the land to the west of the access to High Street, Morton has the right to use service infrastructure for water, drainage and electric present in Lincolnshire County Council's retained land.

ACCESS TO AND FROM THE A15

We are not aware of any ownership restrictions in relation to the use of an access to and from Folkingham Road (A15). That said, interested parties are encouraged to make their own enquiries in that regard.

UPLIFT CLAUSE/CLAWBACK PROVISION

Should the existing Planning Consent be changed, or the number of units increased, the Vendor reserves the right to receive additional payment for the increase in value of the site consequent to the changed Planning Consent. Such payment to equal 50% of such increase but limited to 15 years from completion of the sale.

TENURE

The land is For Sale with the benefit of Freehold Tenure and will be offered with vacant possession available upon completion.

SERVICES

The Vendor has obtained various service plans which are available from the Selling Agent. Interested parties must make their own specific enquires with the relevant service providers to obtain the necessary information on which to understand the provision of and need for servicing of the site.

RESERVED ACCESS/SERVICE MEDIA

The Vendor will reserve access at pre-arranged positions through the site to service and access adjoining retained land – the details are to be confirmed. This access also includes rights to access/connect to service media without cost to the Vendor.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Full details of reserved rights and conditions will be available to the proposed purchaser in due course. It should be noted that a public footpath does run through the land being offered For Sale.

BASIS OF OFFERING

The Vendor is seeking unconditional offers for the sale of the freehold property with the benefit of the existing Conditions / Consents and Section 106 Agreement.

GUIDE PRICE

£2,500,000 (Two Million Five Hundred Thousand Pounds) Freehold, Subject to Contract

VAT

It is understood that none of the land is elective for VAT although should any sale of the property, or any right attached to it, become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer in addition to the contract price.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on Ordnance Survey Scale Plans and Land Registry data. The plans are published for illustrative purposes only and although they appear to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have satisfied themselves as to the description and extent of the property and the ownership of the boundaries prior to a commitment to purchase.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

PHOTOGRAPHS

The photographs taken in these Sale Particulars were taken in June 2021. These Particulars were prepared in July 2021.

DISPUTES

Should any disputes arise as to the boundaries or any points concerning the Particulars, Schedules and Plans, or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the Selling Agent, whose decision acting as expert, shall be final. The buyer will be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents, will be responsible for defining the boundaries or ownership thereof.

HEALTH AND SAFETY

The property is adjacent to a number of agricultural operations and those viewing should be careful and vigilant whilst on the land. Neither the seller nor the selling agents are responsible for the safety of those viewing the property and accordingly, those viewing the land do so at entirely at their own risk.

These Particulars are issued subject to the property described not being sold, let, withdrawn or otherwise disposed of. These Particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract. All references to areas should be checked/verified by interested parties.

VIEWING

Interested parties need to make an appointment through the Selling Agents to view the land.

R Longstaff and Co, 73b Abbey Road, Bourne, Lincolnshire, PE10 9EN / Tel: 01778 420406

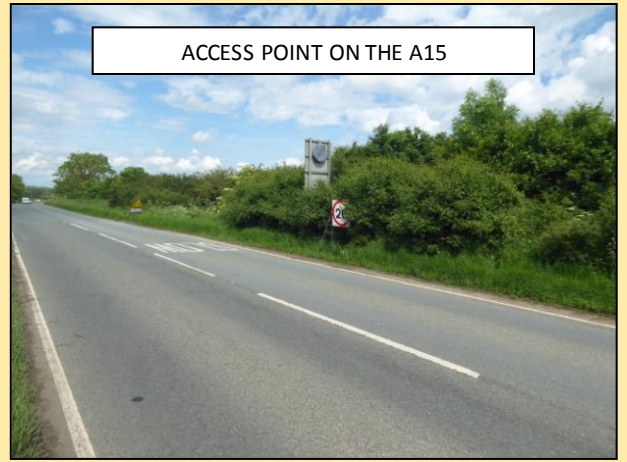
Email: kit@longstaff.com – Ref: B335.

Note: Entry onto the land is permitted entirely at an interested party's own risk.

THE SITE



ACCESS POINT ON THE A15



ACCESS POINT HIGH STREET, MORTON



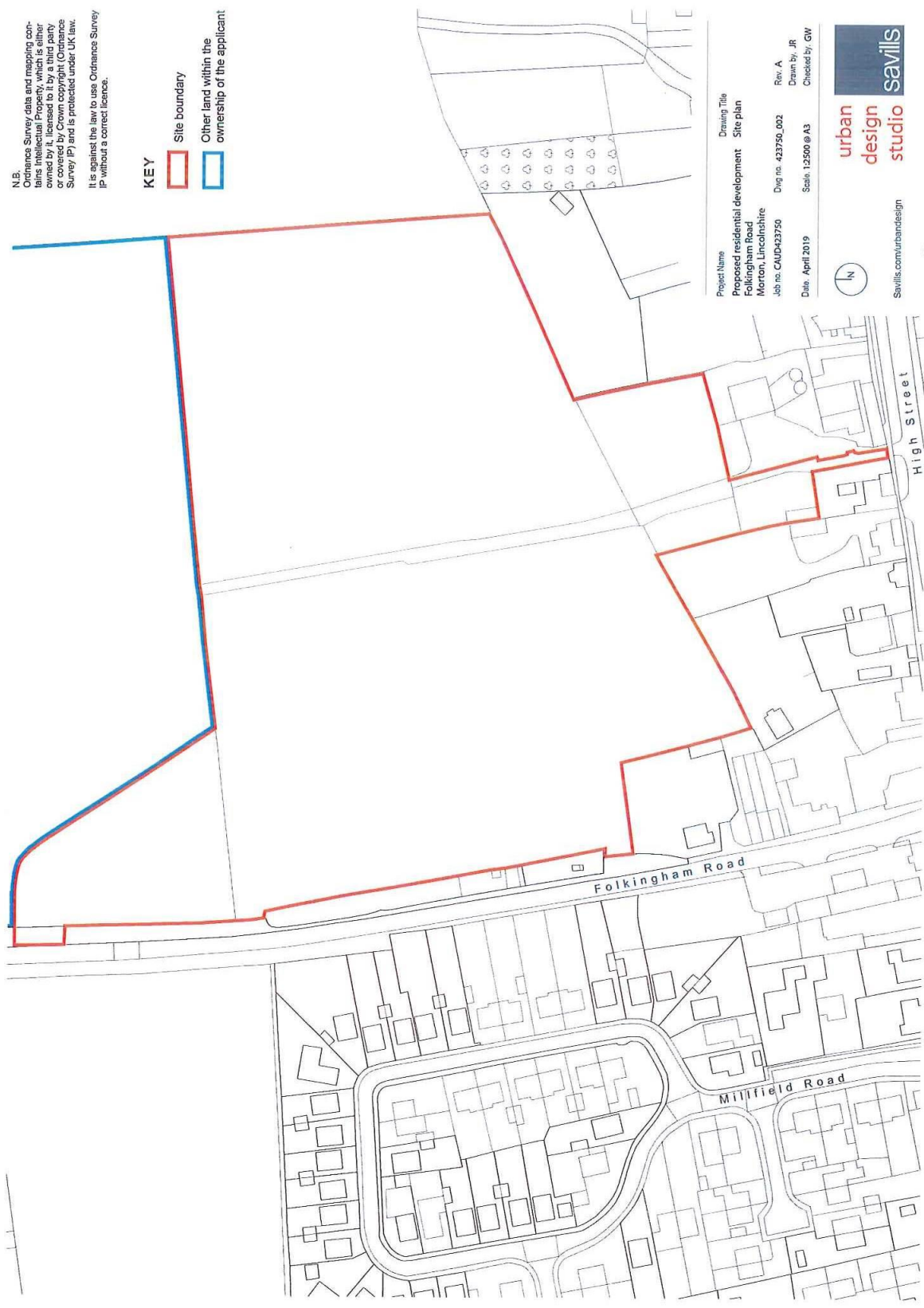
ACCESS FROM HOME FARM CREWYARD TO THE SITE



SITE PLAN – Not to Scale – For Identification Purposes Only



LOCATION PLAN – Not to Scale – For Identification Purposes Only



LOCAL AUTHORITIES AND SERVICE PROVIDERS

District and Planning:

South Kesteven District Council
Council Offices, St Peter's Hill, Grantham, Lincolnshire NG31 6PZ
CALL: 01476 406080

Water and Sewerage:

Anglian Water Customer Services
PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County and Highways:

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 2YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westempower.co.uk
CALL: 0121 623 9007

Gas:

Cadent Gas
www.cadentgas.com Email: wecare@cadentgas.com
CALL: 0345 835 1111

Drainage Board:

Welland and Deeping Internal Drainage Board
Deepings House, Welland Terrace, Spalding, Lincolnshire PE11 2TD
CALL: 01775 725861

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract. All references to areas should be checked/verified by interested parties.

ADDRESS

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