

Land at 99 North Street, Winterton

North Lincolnshire, DN15 9QW



Key Highlights

- Outline Planning Permission for residential development of up to 66 dwellings
- Approx. area of 2.2 hectares (5.44 acres)
- Well serviced and popular town
- Technical & Planning Dataroom: <https://savillsglobal.box.com/v/North-Street-Winterton>
- **Offers invited by NOON 18th January 2023**

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Location

The site is located in Winterton, a market town situated approximately 5 miles north-east of Scunthorpe in Lincolnshire. The 2011 census identified 4,899 inhabitants in Winterton. There are a range of services and facilities, including a Tesco express, Spar shop, two public houses, Winterton Community Academy, Winterton C of E Infant School, Winterton Junior School, medical practice and dental practice.

The site itself is located at the north of the settlement, immediately off North Street (B1207), which provides direct access for vehicles, bicycles and pedestrian to the centre of the town. Winterton is a semi-rural town that enjoys a good mix of local services and amenities that predominantly cater for families, commuters and retirees alike.

Description

The subject site area is approximately 5.44 acres (2.2 Hectares), as outlined in red on the indicative site plan below. The site is currently vacant agricultural land. The west of the site is bound by hedgerow and beyond the boundary is Winterton Playing Fields Pavilion. To the south of the site there is existing residential development that runs from east to west, comprising a range of dwelling types including bungalows. To the east, there is further residential development off North Street, consisting of a mix of two-storey dwellings and bungalows. To the north of the site is open agricultural land. The topography of the site is generally flat.

Planning

The development site has recently secured an Outline Planning Permission for residential development of up to 66 dwellings with all matters reserved for subsequent consideration. The Permission includes a provision of 20% Affordable Housing and policy S.106 contribution. The Planning Reference is PA/2019/1414, dated 28th June 2021).

Tenure

The site is registered under title numbers HS345981 and HS360538. The site is for sale freehold with vacant possession on completion.

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Technical Information

All planning and technical information is available to interested parties through a data room at:

<https://savillsglobal.box.com/v/North-Street-Winterton>

The suite of information includes:

- Transport
- Archaeological
- Flood Risk & Drainage Assessment
- Ground Investigation Reports
- Utilities Assessment
- Topographical
- Planning Approval

VAT

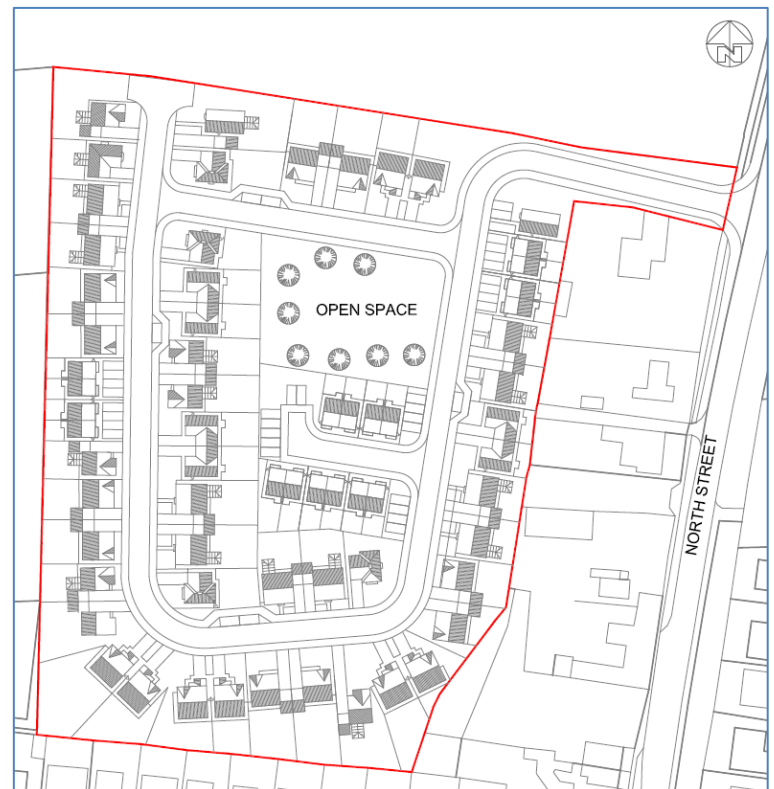
The vendor reserves the right to charge VAT.

Method of Sale

The site is offered for sale by informal tender. The deadline for bids is **NOON on Wednesday 18th January 2023**. All offers should be submitted to Joshua Franklin jfranklin@savills.com.

Viewing

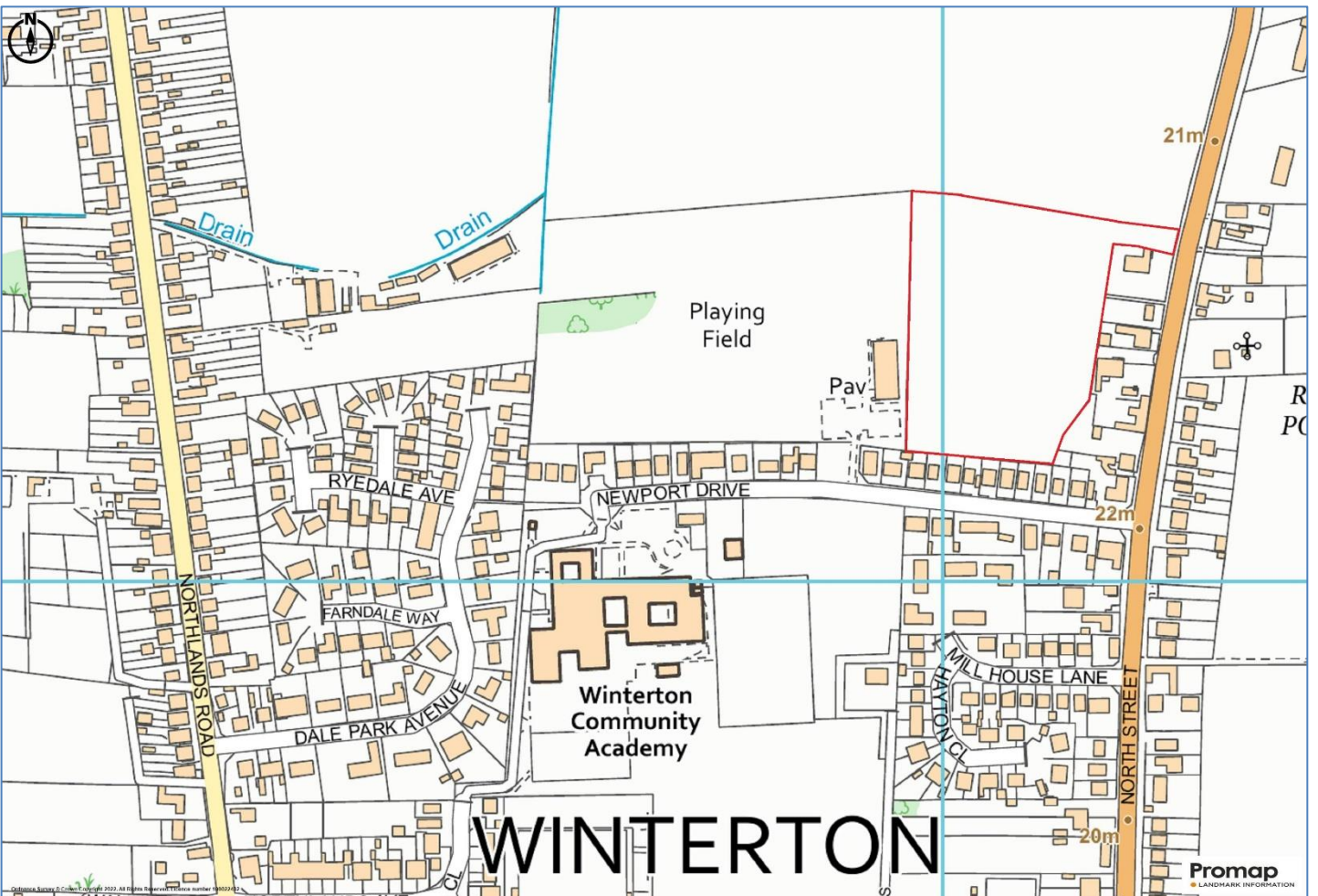
Viewing is **strictly** by appointment with the agents.

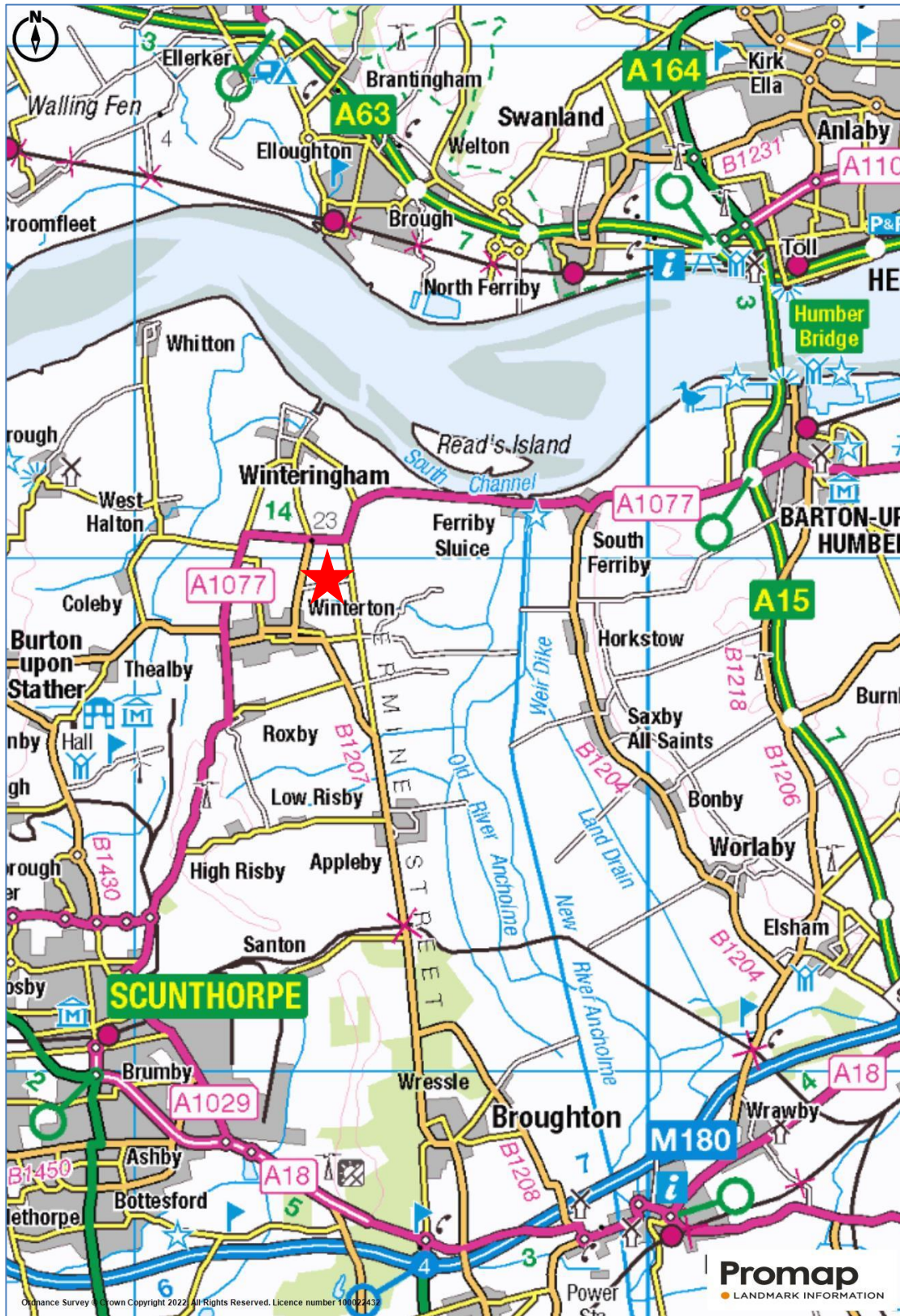


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Not to scale

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