

## ST JAMES CROSSROADS CASTLE BYTHAM

LEICESTERSHIRE/LINCOLNSHIRE BORDER

**FOR SALE by PRIVATE TREATY**



**A PRIMARILY RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING PERMISSION (S14/3097) FOR UP TO 85 DWELLINGS OFF TWO SEPERATE ACCESS ONTO STATION ROAD**

Extending to 6.90 Hectares (17.05 Acres), a disused, former limestone quarry fronting onto Station Road, in the village of Castle Bytham, midway between Grantham and Stamford. This unused 'Brownfield' site represents an ideal opportunity to provide a range of much needed housing in this attractive rural area of Lincolnshire.

## LOCATION

The site is well located in the southern part of the village of Castle Bytham and creates an opportunity to provide a quality and much needed housing development in this delightful rural area on the Leicestershire/Lincolnshire border. The village lies 3 miles east of the A1 almost midway between the town of Stamford, 12 miles to the south and the market town of Grantham, 15 miles to the north. The smaller market town of Bourne lies 9 miles to the east on the western edge of the Lincolnshire Fens. There is a Main Line railway station at Grantham on the East Coast line between Edinburgh and London. The village is close to the borders with Rutland (now part of Leicestershire) and Cambridgeshire and between the village and the A1.

## CASTLE BYTHAM

Castle Bytham is a village and civil parish in the South Kesteven District of Lincolnshire. An historic village, rich in history with artefacts dating back to Roman times. There are Saxon stone fragments in the church, medieval coffins in the graveyard, a castle mound dating from the time of the Domesday Book and a Medieval Fish Farm. The population of the village expanded in the 19th Century (1891) to 815 coinciding with the construction of the Midland & Great Northern Joint Railway. The population was 768 in 317 households in the 2011 census.

## SITE DESCRIPTION

The site lies to the south of the main body of the village in a former Limestone Quarry with rock escarpments to the western and southern boundaries. The site layout has been carefully considered and planned to reflect its unique setting and offers a rich and diverse realm of dwelling types which should be of interest to people of all ages.

## PLANNING (INDICATIVE LAYOUT PLAN)

South Kesteven District Council have recently granted Outline Planning Permission with details of vehicular access(es) of Station Road, Ref: S14/3097 for a predominantly residential development comprising up to 85 dwellings; 80 sq m Community Shop (Use Class A1); the provision of landscaping and open space; new internal highways; car and cycle parking; sustainable drainage measures, including storage pond for surface water attenuation; provision of utilities infrastructure;

and associated ancillary works including the demolition of buildings. The permission was granted on the 30th March 2017 and is subject to conditions and to a Section 106 planning agreement. The Section 106 provides for a minimum of 35% Affordable Housing Units on site or an Affordable Housing Contribution, for offsite Housing Units in the event of any shortfall. At least Sixty percent (60%) of the Affordable Housing Units shall be either Social Rent or Affordable Rent. In addition there will be Financial Contributions towards Education, based upon housing unit size, a Highway Improvement Contribution of £10,000 and an Off Site Play Equipment Contribution. A copy of the Section 106 Agreement can be downloaded from South Kesteven District Council's website or by contacting the agents. The community shop is to be provided by a community interest company.

## TITLE & BASIS OF SALE

The freehold interest in the property is being offered for sale by Private Treaty as a whole or in lots. Lot 'A' - site for 10 substantial detached homes, Lot 'B' - site for up to 73 Mixed Tenure Houses and Lot 'C' will be subject to a new planning application for two 4 bedroom self build houses.

The site is currently unused and vacant, so vacant possession will be granted upon completion.

Full title information will be available in the online information pack, from the Mintondale Developments Data Room. For you exclusive password to access the data room contact Roger Tyers at [roger@mintondaledevelopments.co.uk](mailto:roger@mintondaledevelopments.co.uk)

Prospective purchasers should satisfy themselves on all matters relating to the title.

## FURTHER INFORMATION

Discharge of Condition submissions are being undertaken for:

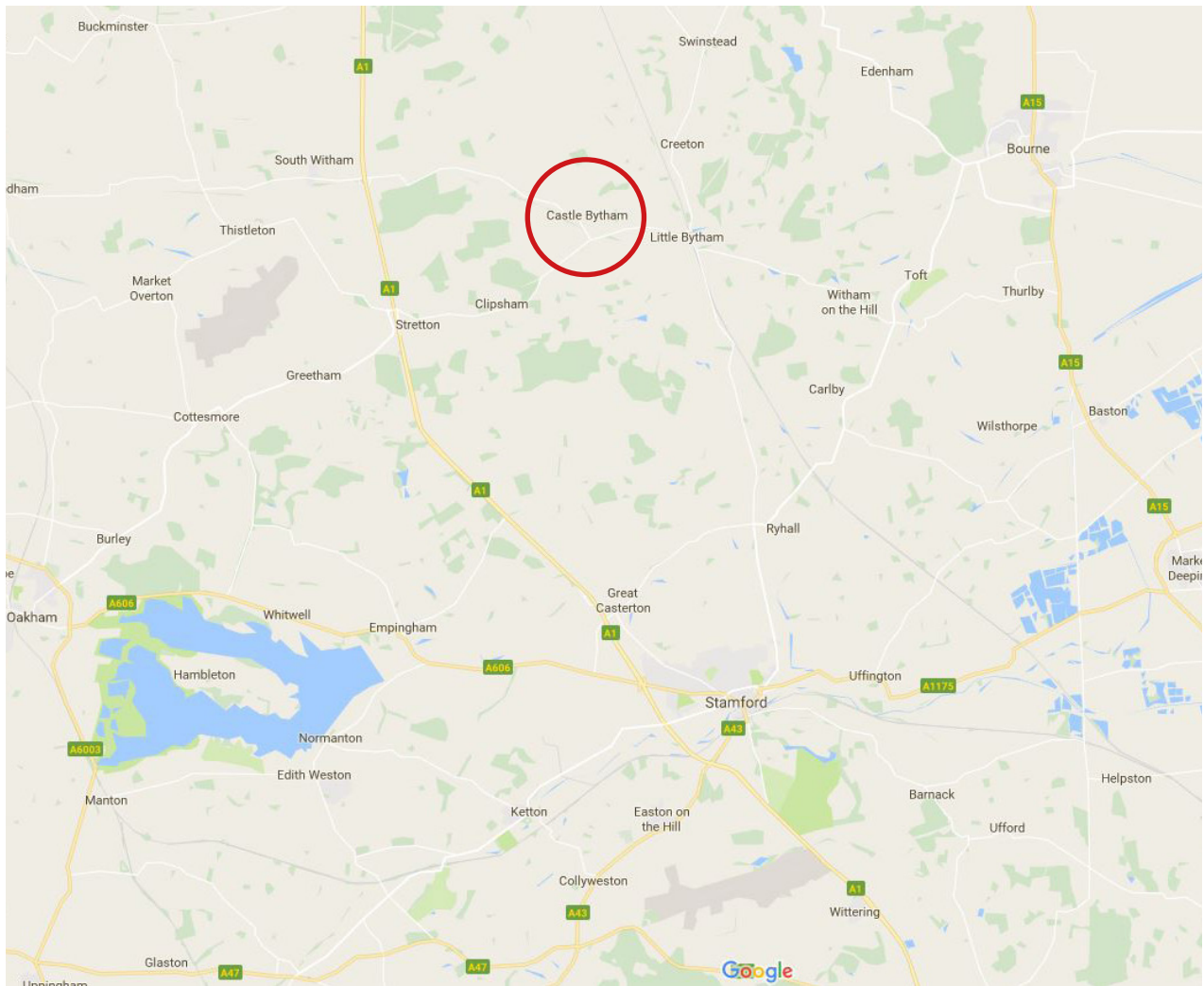
- C6: Foul drainage
- C7: WS1 Archaeology
- C8: Contamination
- C14: SSS1 Working Method Statement
- C16(c): Updated ecology

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## FURTHER INFORMATION

### SERVICES

We believe that mains services are available within close proximity of the site, however prospective purchasers must satisfy themselves as to the availability and capacity of these services with the service providers.

### VAT

It is understood that the sale will not be subject to VAT.

### VIEWING

The site can be viewed at most reasonable times throughout the day by prior telephone appointment through the agents.

## CONTACT

For further information please contact Roger Tyers.

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