



BOWDEN
CONSULTANTS

LAND & DEVELOPMENT
SPECIALISTS

Yaddlethorpe

[SCOTTER ROAD]

FOR SALE

20.5 ACRES, FREEHOLD RESIDENTIAL DEVELOPMENT LAND
SCOTTER ROAD, YADDLETHORPE, NORTH LINCOLNSHIRE

[Analysis. Insight. Results.]

Yaddlethorpe

[SCOTTER ROAD]

We are delighted to offer for sale a prime parcel of residential development land in this attractive North Lincolnshire location.

Located approx. 2.5 miles from Scunthorpe Town centre and with easy access to the M180 approx 20 miles from the centre of Doncaster to the west and a similar distance to Grimsby to the east. Hull is approx. 22 miles away via the Humber Bridge.



[THE SITE]

The site was granted outline planning permission by North Lincolnshire Council on the 3rd of April 2020 for up to 200 residential units.

It is located in an attractive setting next door to the mature Yaddlethorpe ponds fishing lakes. Primary and secondary schools are within easy reach and a major ASDA store is located on Scotter Road to the north.

For golfing enthusiasts there are three golf courses within 2.5 miles of the site, Grange Park, Ashby Decoy and Holme Hall.

Connectivity to the motorway network is excellent and Scunthorpe town centre can provide all local services including National Rail links to London and the rest of the UK.

Doncaster/Sheffield airport is just over 20 miles away.

[LOCATION]

The site comprises a mainly level plot of approx. 20.5 acres.

Frontages are available to both Scotter Road and Moorwell Road with the main site access off Scotter Road.



Scotter Road frontage



Fishing Lakes



Moorwell Road frontage

[PLANNING]

The site was granted planning permission under reference PA/2019/1782 and is subject to a section 106 agreement.

The main terms of the section 106 are:

- 20% affordable housing
- Leisure contribution £861.91 per dwelling
- Primary education contribution £3,065.70 per market dwelling
- Recreation contribution £656.51 per dwelling to a maximum of £131,302.40
- Secondary education contribution £4,480 per market dwelling
- Traffic regulation contribution £2,000

A full technical pack is available on request from the selling agents. Contact: David Bowden MRICS | E: david@bowdenconsultants.co.uk | M: 07702 990830