



**STRATEGIC RESIDENTIAL/COMMERCIAL DEVELOPMENT OPPORTUNITY  
LAND OFF GODNOW ROAD, CROWLE, SCUNTHORPE. DN17 4D**



## INTRODUCTION

Mather Jamie Ltd. are instructed as sole agents by the Landowner to market a residential/commercial development opportunity comprising the following:

Land off Godnow Road, Crowle, Scunthorpe. DN17 4D - 3.28 acres (1.33ha)

The Landowner has instructed Mather Jamie to seek a Development Partner with the relevant track record and expertise to promote the Site, secure planning permission and realise the latent development value of the land through a land purchase. The landowner is also minded to dispose of the Site subject to planning and on an unconditional basis subject to overage or without.

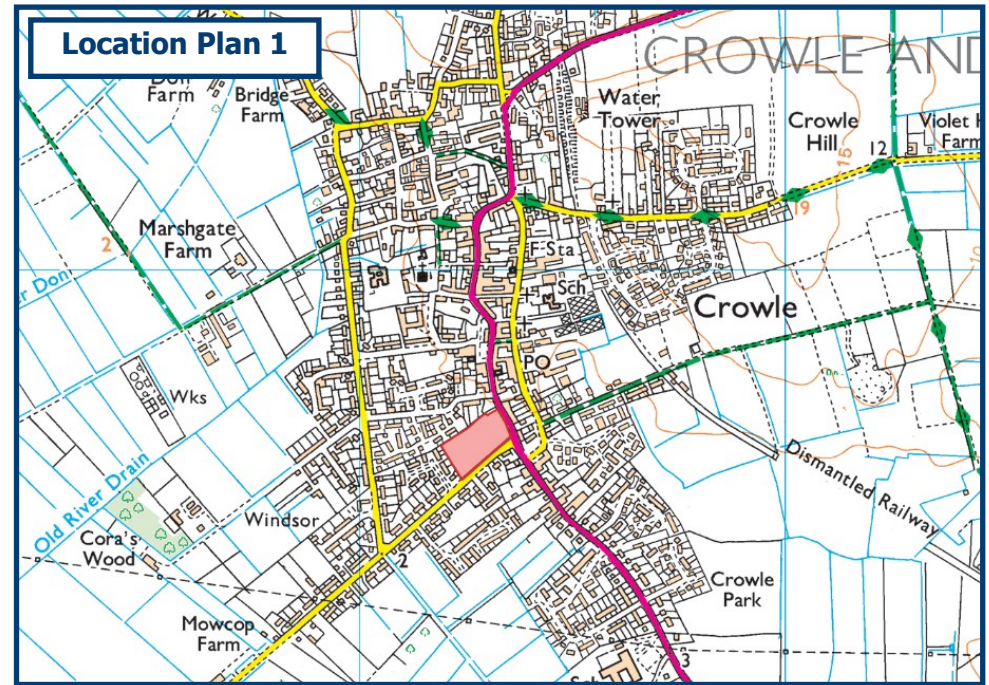
Mather Jamie are appointed to invite interest from a targeted selection of land promoters, housebuilders and commercial developers/operators based on either of the three scenarios detailed below:-

Option 1 - Option Agreement

Option 2 - Unconditional basis (with and without overage)

Option 3— Conditional offers subject to planning

Offers are invited from interested parties.

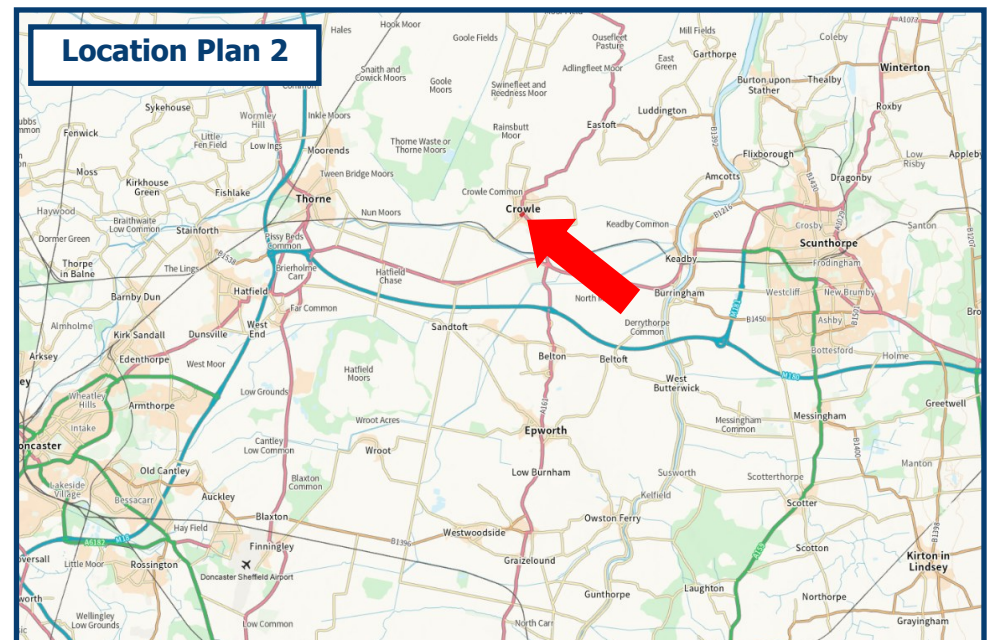


## Sole Agents



**Sam Tyler BSc (Hons) MRICS**

[sam.tyler@matherjamie.co.uk](mailto:sam.tyler@matherjamie.co.uk)



## SITE LOCATION & CONTEXT

The Site is located to the south of Crowle which has a population of 4,828 (2011 Census) and is a market town in the civil parish of Crowle and Ealand, on the Isle of Axholme in North Lincolnshire. The Site extends to circa 3.28 acres (1.33 hectares) in total and is located to the southern edge of the settlement of Crowle.

The Site is located to the north of Godnow Road and is within walking distance of Crowle town centre. The Site is accessed directly off Godnow Road benefitting from two gated entrances. It should be noted that the Site does not have road frontage on to High Street to the east, as North Lincolnshire Borough Council own a strip of land on the eastern boundary.

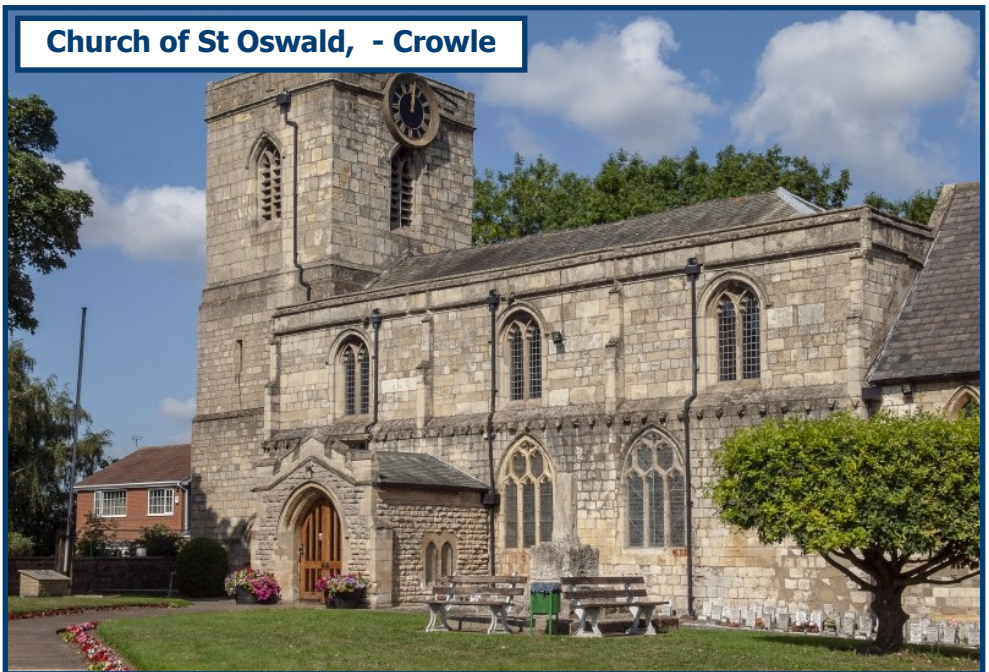
Crowle boasts a range of local facilities including but not limited to two primary schools, a secondary school, Co-op, Tesco, pharmacy, public houses and several takeaways.

In terms of connectivity the Site is located 9.6 miles to the west of Scunthorpe, 19.8 miles to the north east of Doncaster with both cities providing large employment opportunities to the surrounding area. The town is served by bus services operated by East Yorkshire and Hornsbys Bus & Coach which gives the town services to Scunthorpe and Goole. Crowle railway station is located 1.3 miles south of the Site and provides links to Scunthorpe in a journey time of 20 minutes.

## SUSTAINABLE ACCESS

Key amenities in close proximity to the Site are:

- Co-op (0.3 miles)
- Tesco Express (0.3 miles)
- St Norbert's Catholic Primary School (0.3 miles)
- The Axholme Academy (Secondary) (0.4 miles)
- Weldricks Pharmacy (0.2 miles)
- The White Hart (Public House) (0.1 miles)



## PLANNING POLICY CONTEXT

The Site lies within the administrative boundary for North Lincolnshire Council. The North Lincolnshire Local Plan was adopted in May 2003. This plan has been replaced by the Local Development Framework with some of its policies having been replaced following the adoption of the Core Strategy which was adopted in June 2011, setting out the long term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026. The Local Development Framework also includes the Housing and Employment Land Allocations Development Plan Document (DPD) adopted in March 2016 which sets out the sites that the council has allocated for future housing development and where new employment opportunities will be located. The Lincolnshire Lakes Area Action Plan adopted in 2016 forms part of the DPD and sets out site allocations for future housing development and where new employment opportunities will be located.

The Core Strategy identified a housing requirement of 15,700 dwellings over the plan period to 2026. The Core strategy sets out the long term vision for North Lincolnshire and Crowle is classified as a Market Town (Tier 2 of the Settlement Hierarchy) which will deliver levels of growth and development that will be more limited reflecting their position in the settlement hierarchy. All growth will take account of existing infrastructure, environmental constraints and ensure that the distinctive character of the town is protected. Market Towns will deliver an appropriate level and range of new housing development that will be provided to support market towns as sustainable communities. During the plan period, the market towns will provide over 2,171 new dwellings.

The Site has previously been granted planning permission for Mixed Use of Retail and the Core Strategy is allocating around 10 hectares of employment land to Market Towns in order to bolster employment opportunities to meet the need to provide local jobs.

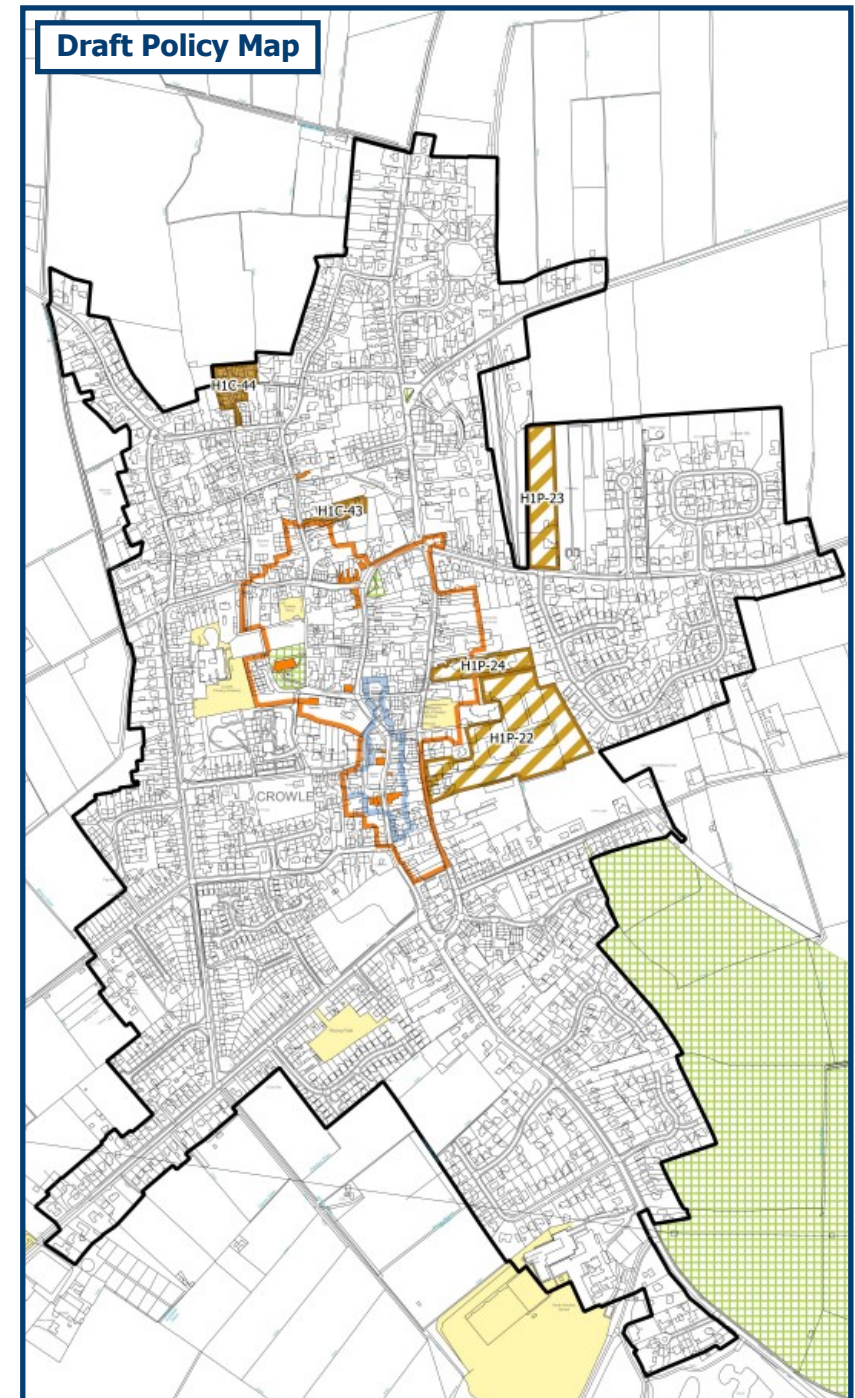
North Lincolnshire are currently progressing with their new Local Plan (2020—2038) and once formally adopted it will replace the current North Lincolnshire Local Plan Adopted 2003, the Core Strategy and Housing and Employment Land Allocations Development Plan, and the Lincolnshire Lakes Area Action Plan. North Lincolnshire Council has undertaken four periods of consultation and the Local Plan was at formal consultation (Reg 19) in April 2022. It is anticipated that the new Local Plan will be formally adopted in May to June 2023 subject to independent examination and inspectors report.

## PLANNING HISTORY

The Site over the years has had several applications submitted for both retail and residential uses which are detailed as follows:

- Outline planning permission for mixed use of retail (neighbourhood centre) and residential development (ref: PA/2003/1901) which was granted planning permission in October 2005.
- Outline planning permission for residential development (external appearance not reserved for subsequent approval) (ref: PA/2007/1495) was refused in January 2008 and was subsequently refused at appeal in September 2008 due the main issues being affordable housing, education facilities, archeological value and open space provision.

The Site does not currently benefit from a valid planning permission. Interested parties should look to address the main issues raised for the refusal of outline planning permission for residential development so that these do not arise when submitting a new application.



## RELEVANT PLANNING APPLICATIONS

### Land South of Moorwell Road, Yaddlethorpe

- **Type & Reference:** Outline—PA/2019/1782
- **Applicant:** Bildurn Properties
- **Proposal:** Outline planning permission for up to 200 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration
- **Date Validated:** 23rd October 2019
- **Decision Date:** 3rd April 2020
- **Decision:** Granted

### Land South of Silica Lodge Garden Centre, Scunthorpe

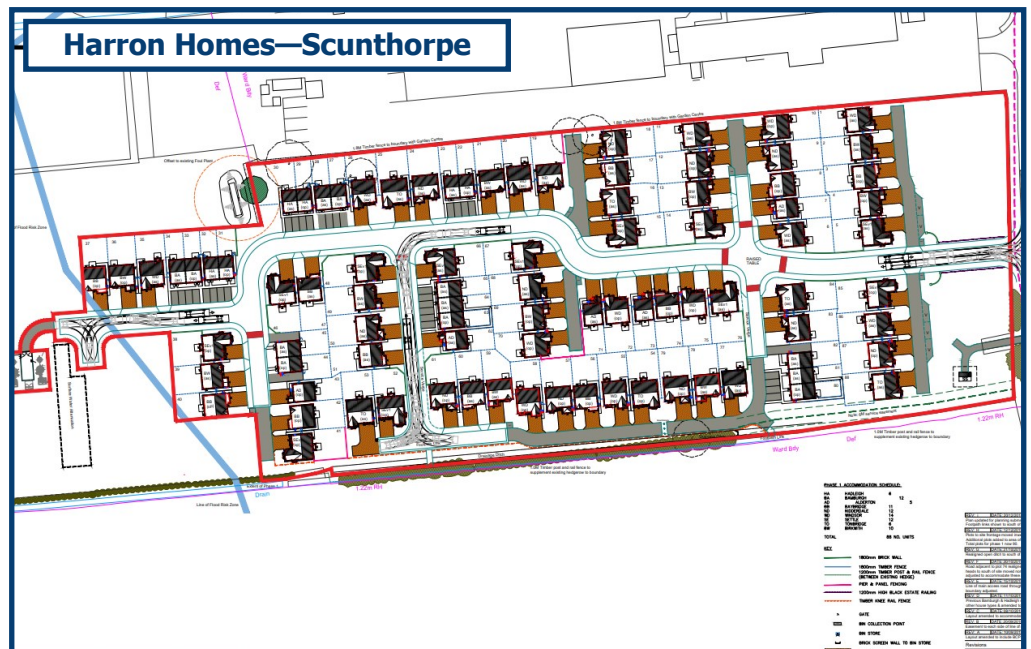
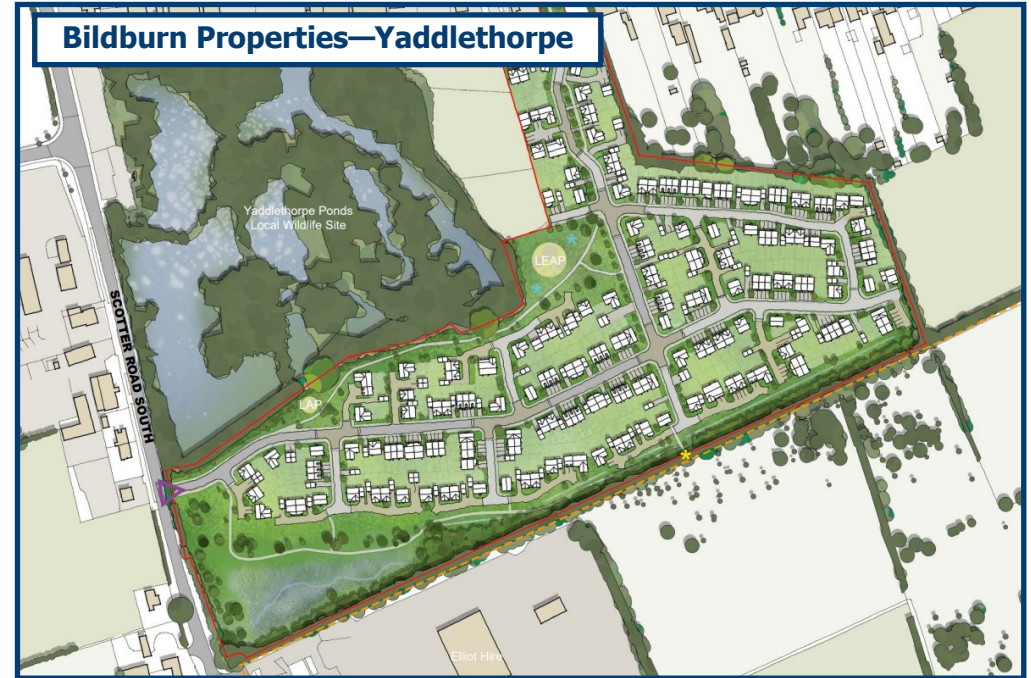
- **Type & Reference:** Full - PA/2019/1607
- **Applicant:** Harron Homes
- **Proposal:** Planning permission to erect 88 dwellings with associated roads, drainage, service infrastructure and public open space (including demolition of existing agricultural buildings)
- **Date Validated:** 30th September 2019
- **Decision Date:** Pending

### Land off Church Street, Crowle

- **Type & Reference:** Full — PA/2018/33
- **Applicant:** Mr & MRs J.Woot
- **Proposal:** Planning permission to erect 7 dwellings with associated access road, parking spaces and gardens (including demolition of the existing barn)
- **Date Validated:** 23rd March 2018
- **Decision Date:** Pending

### Land to the rear of 7 Mill Road, Crowle

- **Type & Reference:** Outline — PA/2019/904
- **Applicant:** Mr Paul Singh
- **Proposal:** Outline planning permission to erect 5 detached dwellings, including the demolition of 7 Mill Road and associated works, with appearance, landscaping and scale reserved for subsequent consideration
- **Date Validated:** 16th May 2019
- **Decision Date:** 30th July 2021
- **Decision:** Granted



## **HOUSING DELIVERY & HOUSING LAND SUPPLY**

The Ministry of Housing, Communities and Local Government released the most recent Housing Delivery Test results for the year 2021, which follows its introduction as part of the revised NPPF in July 2018.

North Lincolnshire achieved a 113% Housing Delivery Test result.

On reviewing North Lincolnshire's Five Year Housing Land Supply Statement published in August 2021, the local authority are claiming 5.51 years of housing supply. This is based on a Borough Housing Requirement of 754 dwellings per annum.

## **PROPOSED STANDARD METHODOLOGY – HOUSING REQUIREMENT**

Following Government's recent 'Planning for the future' white paper, covering potential planning reforms, there are proposed changes to the way housing need for each local authority will be calculated.

### **RUTLAND**

- Current Local Plan Requirement – 754 dwellings per annum (dpa)
- Average Delivery over last 3 years – 366 dpa
- Current Standard Method Figure – 396 dpa
- Proposed New Standard Method Figure – 415 dpa (+4.80%)

This is a material upwards shift for North Lincolnshire and although the method is currently only out for consultation by Government, it clearly indicates the likely direction of travel for the district and the need for more new homes.

**Phase 2 Lakeside, Ealand**



**Westgate Road, Belton—Modernistiq Developments**

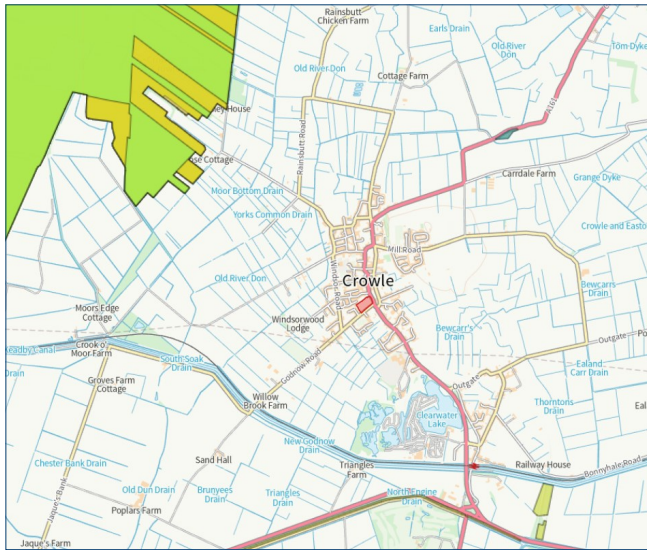


## Planning Policy Designations

The Site lies within the settlement boundary and is not subject to specific planning policy designations that would inhibit development.

## Statutory Designations

The Site is not immediately affected by any statutory designations. The nearest designation is the Thorne, Crowle and Goole Moors SSSI and Humberhead Peatlands located to the northwest of the Site.



## Heritage and Conservation

There are no heritage assets on the Site; however, Crowle includes many listed buildings throughout the village. The nearest listed building to the Site is the "White Hart" (Grade II Listed), situated to the north of the Site.

The Site is located adjacent to Crowle conservation area which is shown on the Constraints Plan on page 8.

## Land Classification

According to Natural England's land classification mapping, the Site is categorised as Grade 3 farmland.

## Flood Risk & Surface Water Drainage

The Site has a medium risk of flood risk from rivers or the sea and a low risk from surface water. A suitable drainage strategy with a sustainable drainage system and controlled run off will ensure that drainage is appropriately managed. We recommend liaising with a drainage consultant from the offset.



## Access & Highways

The Site is accessed directly off Godnow Road.

It appears that policy-compliant access onto Godnow Road is achievable, as visibility seems adequate in both directions. Additional advice from a highways consultant is advised.

## Services

As part of any proposal for the Site, details of the existing utilities supplies within the local area will need to be assessed by the development partner. This will include a review of the electricity, gas, water, drainage and tele-communications apparatus that are located in the vicinity of the Sites.

## Public Rights of Way

According to the Lincolnshire County Council's online mapping service, there are no formal public footpaths running through the Site.



## Education

The Site is located in close proximity to St Norbert's Catholic Voluntary Academy (Ofsted rating Good dated February 2019) and Crowle Primary School (Ofsted rating Good dated October 2021). The local secondary school is The Axholme Academy (Ofsted rated Good dated July 2017) located in Crowle.

## Ecology

The Site contains several trees and vegetation many of these appear mature and are likely to be significant habitats for biodiversity. With the Environmental Bill achieving Royal Assent recently (Nov 2021), early engagement with an ecologist to ensure that BNG is achievable is advised.

## Market Commentary

There have been no large scale new build developments in Crowle, however; there has been one small scale development. A private housebuilder has delivered an 8 dwelling scheme to the north of Crowle achieving an average property price of £175,937 and £170 per sqft. The 8 private sales recorded at Land Registry ranged from January 2021 to July 2021.

The nearby town of Scunthorpe has seen several developments over recent years, with Keigar Homes having completed their scheme off Burdock Road delivering 56 dwellings. The development has achieved an average property price of £204,938 and £166 per sqft from 36 sales. The 36 private sales recorded at Land Registry ranged from January 2018 to February 2019.

## Wayleaves, Easements, Covenants and Rights of Way

Any agreement will be made subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the Site whether detailed in this brochure or not. The prospective Development Partner will be required to rely upon their own legal due diligence prior to entering into any agreement.

## Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs and plans are for identification purposes only. The Development Partner shall be deemed to have satisfied him or herself as to the description of the property.

## Viewing

Viewing of the Site is strictly by appointment only and interested parties are asked to contact Mather Jamie in order to arrange access. The Landowner nor Mather Jamie accept any responsibility for Health and Safety of individuals when on the land.

## VAT

The Landowner reserves the right to charge VAT at the appropriate rate.

## Sales Boundaries & Tenures

The land is edged red within the particulars and is held under registered title HS319291.

The Agent will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Development Partner will have to satisfy themselves as to the ownership of boundaries.

## Submission Procedure Framework

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Mather Jamie in an envelope clearly marked with the words

**“Land at Godnow Road, Crowle – Strategic Land Offer Submission”.**

Alternatively, submissions can be sent by email and will be acceptable if received in advance of the deadline.

All submissions sent by email must be sent to both of the following email addresses:

[sam.tyler@matherjamie.co.uk](mailto:sam.tyler@matherjamie.co.uk)

All submissions are required to provide a completed bid submission proforma (as provided).

Interested parties are asked to strictly adhere to the following conditions:

- **There is to be no conferring or discussion with the Local Planning Authority in respect of this opportunity at all.**
- **All correspondence and information pertaining to the site is to be treated as highly confidential.**
- **Bids must respect the submission procedure as set out above and will only be accepted if they provide all the requested information.**



# LAND OFF GODNOW ROAD, CROWLE, SCUNTHORPE. DN17 4D

## All Enquiries

**Sam Tyler BSc (Hons) MRICS**

[sam.tyler@matherjamie.co.uk](mailto:sam.tyler@matherjamie.co.uk)

## MATHER JAMIE

### Chartered Surveyors

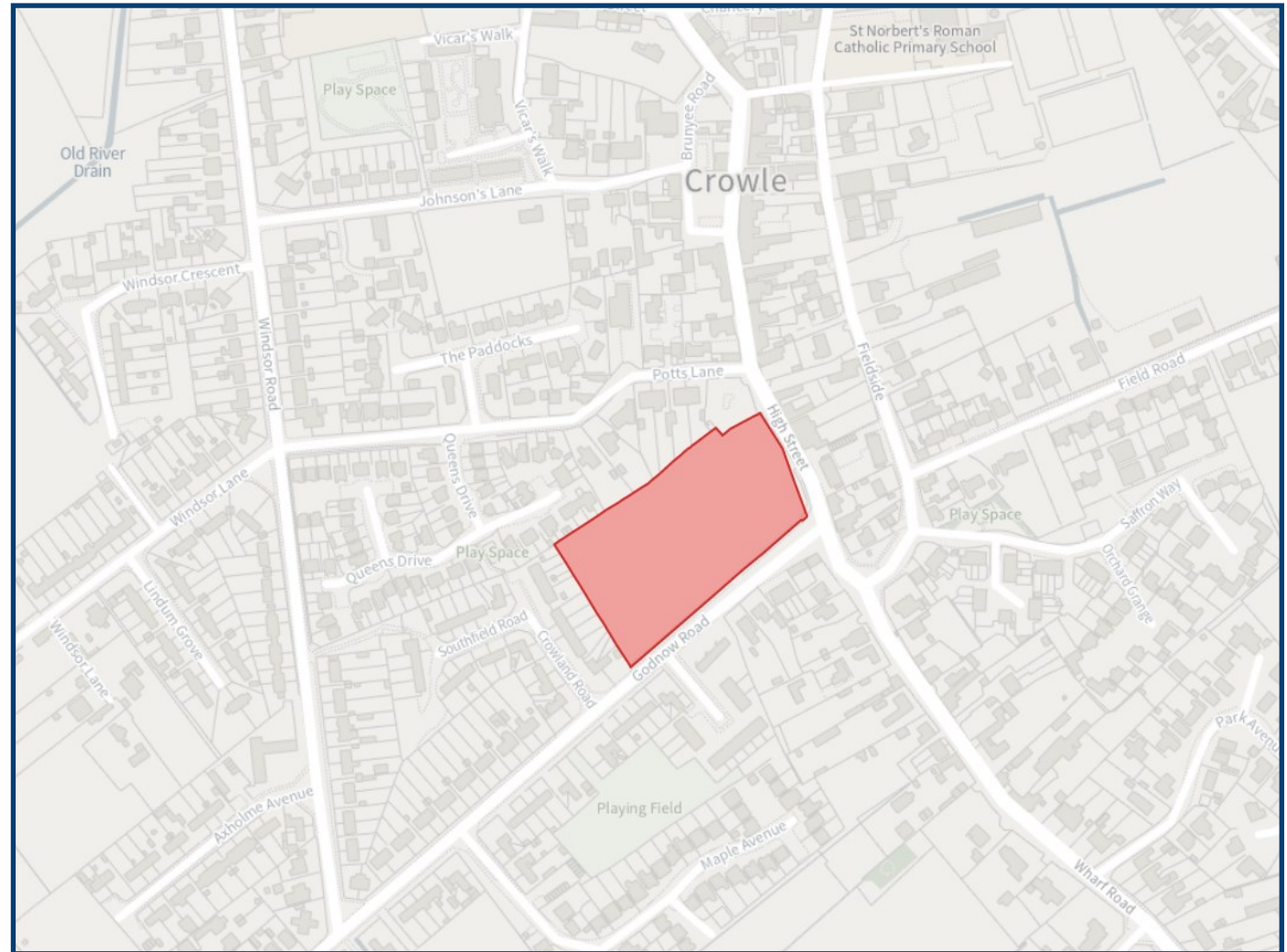
3, Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Tel: 01509 233433

Fax: 01509 248900

Email: [sales@matherjamie.co.uk](mailto:sales@matherjamie.co.uk)

Website: [www.matherjamie.co.uk](http://www.matherjamie.co.uk)



#### IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Landowner of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Landowner.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
- The Landowner does not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.
- This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued June 2023.