



## Land at Brigg Road, Caistor, Lincolnshire

Residential development opportunity in popular market town

Approximately 8.1 acres (3.34 hectares) overall

Planning permission for 69 properties

Close to town centre

Located within Caistor Grammar School catchment area

**GUIDE PRICE £1,350,000**

**Scotts**

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**01472**

**267000**



## LOCATION

What3Words: [///smooth.flotation.homes](https://www.what3words.com/#!/smooth.flotation.homes)

Caistor is a small market town situated within the West Lindsey district of Lincolnshire, forming part of the Lincolnshire Wolds Area of Natural Beauty and has a resident population of approximately 2,500 (Source: Census 2011).

The town has a substantial history, elements of the former town walls dating back to the 4th Century are now classified as a Scheduled Ancient Monument while Caistor Grammar School, established in 1630, is ranked as one of the top schools in Lincolnshire based on GCSE and A-Level results.

Access into the town is provided primarily via the A46, which provides a direct route between Grimsby and Lincoln, other notable transport links include Humberside Airport whilst Market Rasen and Barnetby railway stations are located nearby.

## DESCRIPTION

The site is situated to the north of the town centre and comprises a new residential development site, accessed via Brigg Road, consisting of a parcel of land extending to 8.1 acres (3.34 hectares).

## PLANNING

Outline planning permission, under planning reference 136604 has been granted for the construction of 69 residential properties with parking. The planning decision can be found [here](#).

The scheme comprises outline permission with access details. All other matters are reserved.

## TENURE

The site is freehold basis will be available with vacant possession on completion.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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

## DISPOSAL TERMS

The site is offered For Sale at a guide price of £1,350,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Lawrence Brown [lawrence@scottss-property.co.uk](mailto:lawrence@scottss-property.co.uk) 07710 312712 or Kerry Burnett-Cox [kerry@scottss-property.co.uk](mailto:kerry@scottss-property.co.uk) 07749 725316.

