

# Residential Development

**Lambert  
Smith  
Hampton**



**Land at Caulton's Field, Littleworth Drove,  
Deeping St Nicholas, PE11 3EN**

## FOR SALE: RESIDENTIAL DEVELOPMENT LAND

- Development site extending to 7.88 acres (3.19 hectares).
- Outline planning consent for 66 residential dwellings.
- Well located strategic regional residential development site.
- Price: On application.

**Rare opportunity to purchase a development site in a strong strategic location.**

**Lambert Smith Hampton**

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# Residential Development Land

## Deeping St Nicholas

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### SITE

The development provides for 66 dwellings. The site is positioned centrally within the village and is opposite an established residential development on Littleworth Drove. The whole site comprises approximately 7.88 acres (3.19 ha).

### LOCATION

Deeping St Nicholas is an attractive rural commuter village located in the District of South Holland in the county of Lincolnshire. The village is situated 5 miles south of the market town of Spalding, 13 Miles south of the market town of Bourne, 14 miles east of the market town of Stamford and 16 miles north of the Cathedral City of Peterborough. The village lies on the A1175 (Littleworth Drove) which links to the A16 and the A15 that service the aforementioned. The village benefits from amenities including a farm shop and a well established Primary School (rated 'Good' by Ofsted). A local bus service runs regularly from the village connecting Deeping St Nicholas to the above mentioned towns and Peterborough City.

#### Spalding (5 miles)

Nearby Spalding has a population of 28,722\*. Spalding offers further Primary and Secondary schooling. The town centre offers a wide range of both national and local retailers and further shopping facilities can be found at the Springfields Outlet Shopping and Festival Centre on the edge of the town.

#### Peterborough (16 miles)

Peterborough is a Cathedral City with a population of 183,631\*. The city recorded the second fastest population growth of any UK city between 2004-2013 and has experienced an economic boom thanks in part to its ongoing regeneration plan. Peterborough City benefits from excellent leisure and retail amenities. The Queensgate Shopping Centre is home to over 90 national retailers including; John Lewis, H&M, Primark and M&S. The city also benefits from a state-of-the-art hospital with an A&E department.

Peterborough has four colleges of further and higher education; Peterborough Regional College, University Centre Peterborough, City College Peterborough and Greater Peterborough University Technical College (UTC) which opened in September 2016. Peterborough Regional College attracts over 15,000 students each year from the UK and abroad and is ranked in the top five per cent of colleges in the UK.

Peterborough has excellent road and rail links. At its city centre is Peterborough Railway Station which is an important stop on the East Coast Main Line providing direct services to London Kings Cross from 50 minutes. The A47 and A1139 running around the city lead to the A15 and A16. The A1 (4.8 miles) to the west provides links to the rest of the country.

#### Stamford (14 miles)

Also within easy commuting distance is the attractive Georgian market town of Stamford with a population of 19,701\*. Stamford largely depends upon tourism and has a significant retail and retail service sector. It was also voted as the best place to live by readers of the Sunday Times in recent years.

*\*Figures as of 2011 census*

### TENURE

Freehold with vacant possession.

### PRICE

Price on application.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

The site can be viewed from the road, however, please note that the adjoining properties are occupied, and we would ask that the privacy of the occupiers is considered when viewing the site.

For further details, please contact:

**Sam Elkington / Angela Calow**

**Tel:** 01522 698888

**Email:** SElkington@lsh.co.uk / ACalow@lsh.co.uk

**Web:** www.lsh.co.uk

### ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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# Residential Development Land Deeping St Nicholas

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## PLANNING

The site benefits from an outline planning consent (application number H03-0331-16) which was granted 23 November 2016. The consent provides for residential development for the erection of up to 66 dwellings (with means of access to be considered) and an application for approval of reserved matters to be made to South Holland District no later than the expiration of three years from the date of the permission. The development shall be begun not later than the expiration of two years from the Council's final approval of the Reserved Matters.

The S10b Agreement was completed on 23 November 2016, and provides that:

- The affordable housing provision must be a minimum of 33.3% of total number of dwellings to be provided as part of the development.
- - The health contribution is to be calculated by multiplying the number of dwellings to be constructed by £444.
- There are no other financial contributions required under this agreement.

Further planning information is available upon request, or is available on the South Holland District Council's website at <http://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H03-0331-16&module=pl>

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