



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land South of Wilsford Lane, Ancaster

Carter Jonas

SITE DESCRIPTION

The site is irregular in shape and extends to approximately 15.4 acres (6.22 hectares) and is currently used as arable farmland.

Wilsford Lane abuts the site's northern boundary and Sleaford Road (A153) the southern boundary. Vehicular access to the site is off Wilsford Lane.

LOCATION

The site is located on the south-eastern edge of Ancaster, which is situated in the South Kesteven district of Lincolnshire. Ancaster benefits from a wide range of local amenities including a primary school, butchers, co-operative shop, railway station (on the Nottingham-Skegness line), a post office, and a petrol station. There is also a public house and a sports and social club associated with the playing field.

Ancaster is situated equidistant between Sleaford (approximately 6.5 miles away) and Grantham (approximately 8 miles away) which both offer a wider range of amenities including supermarkets, restaurants, bars and gyms.

The site offers good access to both the A1 (approximately 15 miles away) and A17 (approximately 3.5 miles away) with train services to Sleaford (approximately 9 minutes travel time) and Lincoln (approximately 1 hour travel time). There are also frequent bus services to the surrounding villages.



PLANNING

Policy LV-H2: Wilsford Lane (SKLP211) allocates the majority of the site (its northern section) for housing. Indicative unit numbers are given as being 35 dwellings, with an approximate density of 16 dwellings per hectare. The lower density is based on the site's gateway location and heritage features to the south.

The South Kesteven District Council Local Plan 2011- 2036 (adopted in January 2020) states that in the 'Larger Villages', in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported. Ancaster is identified as being one of 15 Large Villages.

The Plan states that allocations in Ancaster could deliver approximately 130 new homes through the development of two sites to the South-East of the village.

The site is situated within a Minerals Safeguarding Area and a Limestone Mineral Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.

TENURE

The site is to be offered Freehold with vacant possession on completion.

The property is registered with the Land Registry under Title Number LL252590.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is sold subject to all wayleaves, easements, covenants, and rights of way whether or not disclosed in the Report on Title.

OVERAGE

The Landowner will invite proposals for overage arrangements from bidders. The overages may be based on quantum of development and/or sales values increase.

SERVICES

Interested parties are advised to make their own enquiries regarding services capacities and connections.

VAT

The property has not been elected for VAT.

METHOD OF SALE

The property will be sold by Informal Tender. All offers must be received no later than **12 noon Thursday 30th November 2023** and should be emailed to:

Toby Lambert -
Toby.Lambert@carterjonas.co.uk
Charlotte Wint -
Charlotte.Wint@carterjonas.co.uk

The Landowner reserves the right not to accept the highest, or indeed, any offer.

As a minimum bidders must state:

1. The level of financial offer;
2. Assumptions made;
3. Conditions relating to their offer;
4. Funding;
5. Level of deposit;
6. Timelines to exchange of contracts;
7. Board approval process.

VIEWINGS

There will be designated viewing days during the marketing period - the details for which will be disclosed in due course.

BIODIVERSITY NET GAIN

Should you require any information regarding Biodiversity Net Gain (BNG) or BNG units for this site, please contact:

David Alborough on 07824 590874 and
David.Alborough@carterjonas.co.uk.

NEW HOMES

For information regarding New Homes sales values, please contact:

Jason Capel on 07973 679823 and
Jason.Capel@carterjonas.co.uk

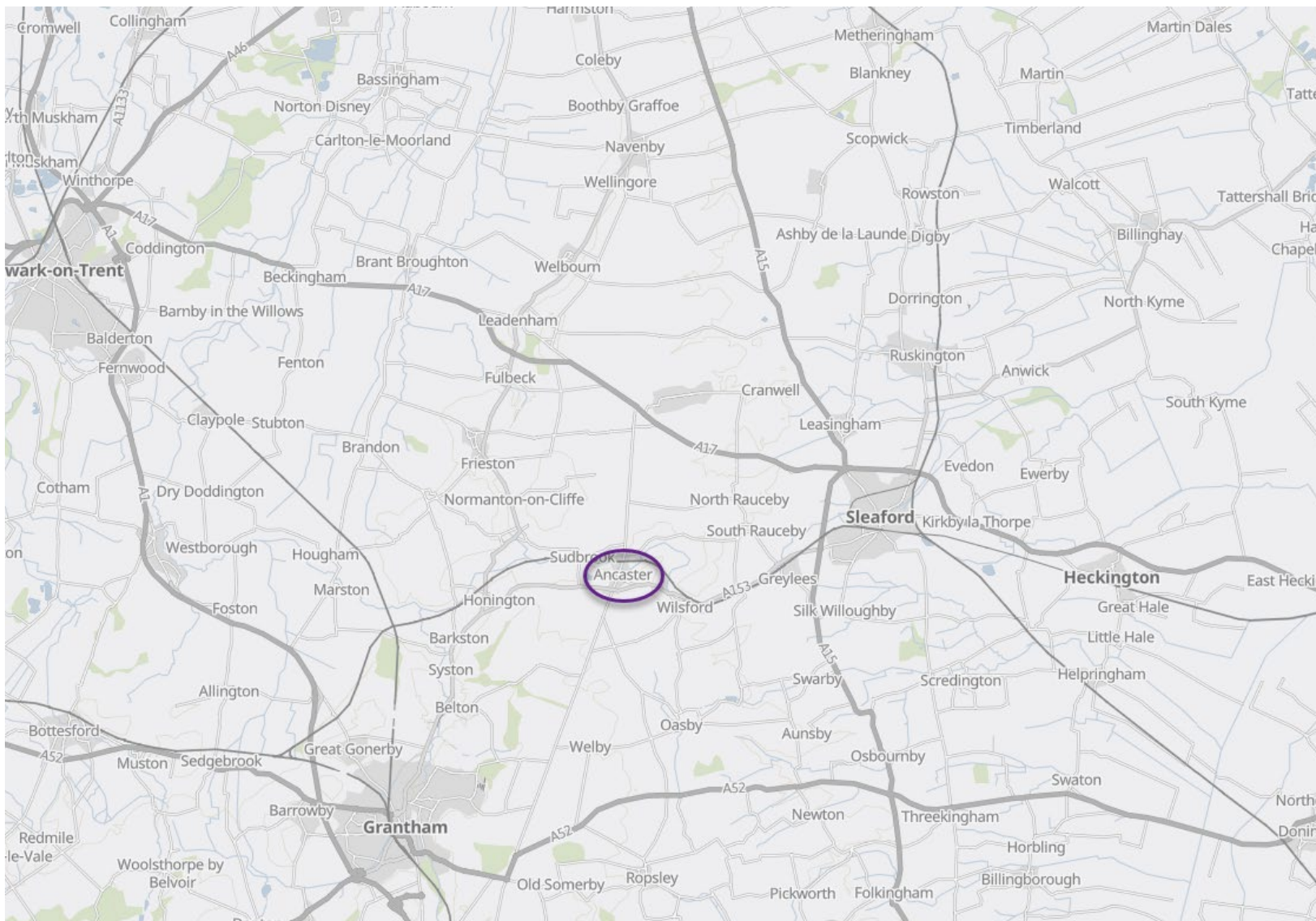
FURTHER INFORMATION

Should you require any further information please contact the Sole Selling Agents:

Charlotte Wint: Tel: +44 (0) 7500 953559
Email: Charlotte.Wint@carterjonas.co.uk

Toby Lambert: Tel: +44 (0) 7802 829934
Email: Toby.Lambert@carterjonas.co.uk





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IMPORTANT INFORMATION

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