

**Commercial Development Land, Off Croft Bank, Croft, Wainfleet,
Lincolnshire, PE24 4AW**

£150,000

- 2.6 Acres
- Commercial Development Land
- Planning Permission
- 3 Blocks of 6 Units
- 5 Blocks of 4 Units
- Private Treaty
- Wainfleet
- Close to A52

Pygott and Crone are delighted to receive instructions to market an exciting commercial development opportunity close to Wainfleet. The site which extends to approximately 2.6 acres benefits from planning permission under application number S/039/03680/08 for the erection of 3 no. blocks of 6 no. industrial units and 5 no. blocks of 4 no. industrial units for use within B1, B2 and B8 of the Town and Country Planning Order 1987 as amended. The site is offered to the market by way of private treaty.

Pygott & Crone

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SITUATION

Wainfleet is a market town on the east coast of Lincolnshire, 6 miles south of Skegness and 17 miles north of Boston. To the east is the main A52 road. Local shops and amenities to include doctors' surgery and library.

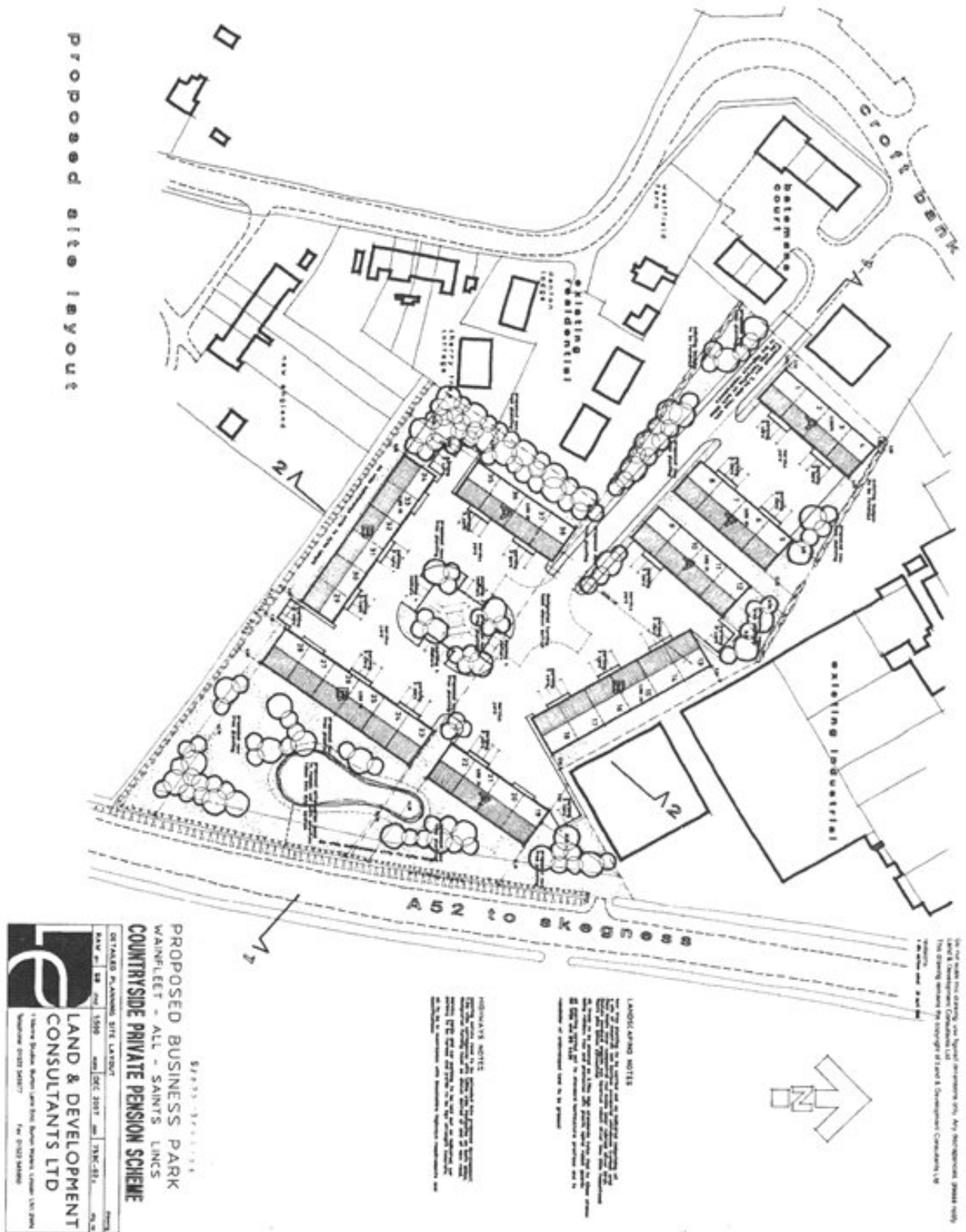
DESCRIPTION - Pygott and Crone are delighted to receive instructions to market an exciting commercial development opportunity close to Wainfleet. The site which extends to approximately 2.6 acres benefits from planning permission under application number S/039/03680/08 for the erection of 3 no. blocks of 6 no. industrial units and 5 no. blocks of 4 no. industrial units for use within B1, B2 and B8 of the Town and Country Planning Order 1987 as amended. The site is offered to the market by way of private treaty.

AGENTS NOTE - The planning permission relates to the site being sold and an adjacent site owned by another party. This site adjacent is not included within the sale.

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PROPOSED SITE LAYOUT



PROMAP PLAN

Commercial Development Land, Off Croft Bank,
Croft, Wainfleet,
Lincolnshire, PE24 4AW



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Not printed to a recognised Scale



PLANNING PERMISSION

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address

Mr A. Booth,
Land & Development Consultants Ltd,
1 Marine Studios,
Burton Lane End,
Burton Waters,
LINCOLN,
LN1 2WN

Applicant's Name & Address

Countryside Private Pension Scheme,
c/o Agent.

Part I - Particulars of Application

Date received	Application Number
10/03/2009	S/039/03680/ 08

Particulars and location of the development

PROPOSAL: Planning Permission – Erection of 3 no. blocks of 6 no. industrial units and 5 no. blocks of 4 no. industrial units to be used within Use Classes B1: (Businesses), B2: (General Industrial) and B8: (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 as amended, construction of associated vehicular and pedestrian accesses with turning head, provision of car parking spaces and provision of an attenuation pond and associated landscaping works in accordance with amended plan no 753C-002B received by the Local Planning Authority on 29th January 2009.

LOCATION: INDUSTRIAL UNITS OFF, CROFT BANK, CROFT

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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2. Before the commencement of the development hereby granted, full details of the materials of construction and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The walls, fences and other means of enclosure as approved shall be erected prior to the occupation of the dwellings to which they relate.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set and to protect the residential amenities of the occupiers of adjacent properties. This condition is imposed in accordance with Policies A4, A5 and EMP1 of the East Lindsey Local Plan Alteration 1999.

3. No machinery shall be operated, no processes shall be carried out and no deliveries shall be taken at or dispatched from the site outside the hours of 07.30 and 18.00 hours Monday to Saturday nor at any time on Sundays, Bank or Public Holidays without the express written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policies A4 and EMP1 of the East Lindsey Local Plan Alteration 1999.

4. No storage of materials, machinery, vehicles, waste or other items shall take place outside the buildings on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set and to protect the residential amenities of the occupiers of adjacent properties. This condition is imposed in accordance with Policies A4, A5 and EMP1 of the East Lindsey Local Plan Alteration 1999.

5. No construction work shall be carried out and no deliveries shall be taken or dispatched during the construction period of the development hereby permitted outside the hours of 07.30 and 18.00 hours Monday to Saturday nor at any time on Sundays, Bank or Public Holidays without the express written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policies A4 and EMP1 of the East Lindsey Local Plan Alteration 1999.

6. The scheme of landscaping and tree planting shown on Drawing Reference 753C-02B received by the Local Planning Authority on 29th January 2009 shall be carried out in its entirety within a period of six months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policies A4, A5 and EMP1 of the East Lindsey Local Plan 1999.

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7. Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed in accordance with Policies A4 and EMP1 of the East Lindsey Local Plan Alteration 1999.

8. Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policies A4, A5 and EMP1 of the East Lindsey Local Plan Alteration 1999.

9. Before the development hereby permitted is first brought into use, plans of the position of all external roof, floor and wall mounted plant and machinery shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policies A4 and EMP1 of the East Lindsey Local Plan Alteration 1999.

10. Details of the means of storage and disposal of refuse shall be submitted to and approved by the Local Planning Authority and none of the units hereby permitted must be occupied in advance of that approval. The approved scheme shall be fully implemented before any of the units hereby permitted are first occupied and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

11. Before the proposed industrial units are brought into use the roads and footways providing access to the units from an existing public highway, shall be constructed to a

specification to enable them to be adopted as Highways Maintainable at the Public Expense.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

12. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment, undertaken by the Land and Development Consultants Ltd and dated March 2008 (especially the mitigation measures relating to finished floor levels and the position of electrical outlets).

Reason: To reduce the risk and impact of flooding on the proposed development and future occupants. This condition is imposed in accordance with guidance contained within Planning Policy Statement 25 - Development and Flood Risk.

13. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved, in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. A timetable for its implementation;
2. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To reduce the risk and impact of flooding on the proposed development and third parties as a result of the proposed development. This condition is imposed in accordance with guidance contained within Planning Policy Statement 25 - Development and Flood Risk.

REASONS FOR GRANTING PERMISSION:-

The Council as Local Planning Authority has had regard to the relevant policies of the development plan as set out below and considers that subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area, nor the living conditions of neighbouring occupiers and would be acceptable in all other planning considerations. The Council has taken into account all other matters, none of which outweigh the considerations that have led to its decision.

THE RELEVANT POLICIES OF THE DEVELOPMENT PLAN ARE:-

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The East Lindsey Local Plan Alteration, 1999

Policy A4 - Protection of General Amenities
Policy A5 - Quality and Design of Development
Policy EMP1 - Land Allocated for Industry
Policy TR3 - Road Design in New Development

Planning Policy Statements are:-

Planning Policy Statement 1 - Delivering Sustainable Development
Planning Policy Statement 25 - Development and Flood Risk.

Planning Policy Guidance is:-

Planning Policy Guidance Note 4 - Industrial and Commercial Development and Small Firms.

East Midlands Regional Plan 2009:-

Policy 3 - Distribution of New Development.
Policy 18 - Regional Priorities for the Economy.
Policy 20 - Regional Priorities for Employment Land.

NOTE TO APPLICANT:

1. The attention of the applicant/developer is drawn to the content of the letter received from Anglian Water dated 1st April 2009, a copy of which is included with this decision notice.

PLAN NUMBERS:-

The following are the approved plans:-

Site Location Plan	Received by the LPA on 22/12/2008.
Plan No. 753C-02B	Received by the LPA on 29/01/2009.
Plan No. 753C-03	Received by the LPA on 22/12/2008.
Plan No. 753C-04	Received by the LPA on 22/12/2008.
Plan No. 753C-05	Received by the LPA on 22/12/2008.

Dated: 09/06/2009

Signed:



Misrepresentation Act.

Pygott & Crone for themselves and for the vendors of this property whose agents they are give notice that:- The particulars are set out as a general outline, for the guidance of the intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Pygott & Crone has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Pygott & Crone, nor into any contract on behalf of the vendor. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold, let or withdrawn.

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