



**STRATEGIC RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
LAND EAST OF ERMINE STREET, ANCASTER, NG32 3LH

**Carter Jonas**

## SITE DESCRIPTION

The site is irregular in shape and currently comprises approximately 7.39 acres (2.99 hectares) of open meadowland.

The site abuts existing residential garden land to the north and south and has road frontage to Ermine Street along its western boundary. To the east, the site abuts existing paddock land.

## LOCATION

The site is located on the north eastern side of the village 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 minute travel time) and Lincoln (approximately 1 hour travel time). There are also frequent bus services to the surrounding villages.

## PLANNING

The site is situated within the administrative area of South Kesteven District Council.

The South Kesteven District Council Local Plan 2011- 2036 (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 Site was considered as part of the South Kesteven Strategic Housing Land Availability Assessment (SHLAA) [June 2017].

The report stated that the site (ANC14-106: East of Ermine Street, Ancaster) was then contrary to Policy SAP H1 (Other Housing Development). A reduced site area of 0.7 ha to exclude the adjacent land which is within flood zone would reduce any potential capacity to about 21 homes.

Policy SAP H1 specified that other than those sites which are allocated, new greenfield sites on the edges of the towns and villages would not be considered acceptable for housing development. Whereas Policy SP2: Settlement Hierarchy in the new Adopted Local Plan is significantly more flexible.

As already mentioned above, it supports development proposals that promote the role and function of the Larger Villages and will not compromise the settlement's nature and character.

## TENURE

The site is held Freehold under Title Number LL254807.

## 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 landowner is seeking an experienced promoter to actively promote the land on their behalf and take the site through the planning process in order to obtain planning permission which maximises the value of the land.

All tenders 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.

Whilst the intention is not to be unduly prescriptive at this stage, we would ask you to address the following points in order for your proposal to be properly considered:

- Length of the initial term and structure of agreement proposed, along with any proposed extensions, and reasons for;
- Division of proceeds, cost capping's, premiums, minimum net receipt to the landowner (per net/gross acre) below which the landowner will not be obliged to dispose of the land, along with details of any further payments upon extension of the agreement;
- Discount of % net sale proceeds or discount from MV and confirmation of whether this is to include/exclude promotion costs. If promotion costs are excluded, please give an indication as to a suitable cap on deductible costs;
- Please give an indication as to the professional team that is likely to be involved in the project;

- Clarify whether you are promoting or have an interest in any other sites within the administrative area of South Cambridgeshire District Council;
- Please provide details of your firm, experience and track record which will be taken into account by the landowner when it comes to appointing a preferred partner;
- Contribution to landowner's legal, accountancy and agent's fees, the latter for drafting and negotiating the development agreement;
- Evidence of Funding;
- Proposal as to the time frame to exchange the contracts;
- Details of the solicitor you will be using for this transaction;
- Confirmation that the offer has Main Board approval as required and if not, the timescale required to receive this approval.

## BIODIVERSITY NET GAIN

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

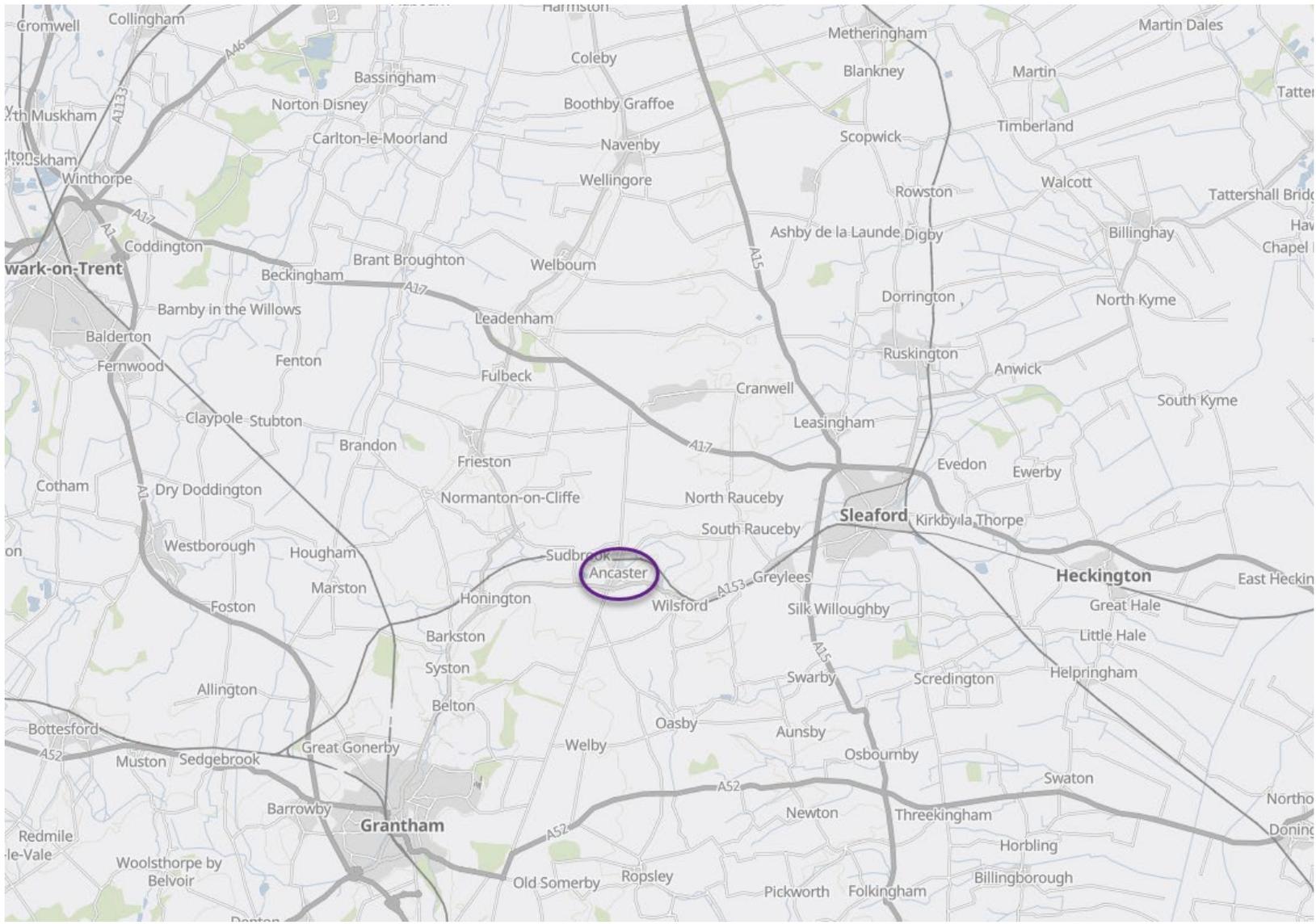
David Alborough on 07824 590874 and  
David.Alborough@carterjonas.co.uk.

## 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  
Charlotte.Wint@carterjonas.co.uk

**TOBY LAMBERT**

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



**IMPORTANT INFORMATION**

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**Carter Jonas**