

DEVELOPMENT OPPORTUNITY - 3.52 Acres

**LAND SOUTH OF OCCUPATION ROAD, SOUTH WITHAM, LINCOLNSHIRE,
NG33 5PZ**

Full Extant Planning Permission for Employment Uses

**ALL
ENQUIRIES**



INTRODUCTION

Mather Jamie are instructed to market a commercial development opportunity located on the south-eastern edge of South Witham. The Site is strategically located within close proximity to the A1. The Site benefits from a full Planning Permission for the erection of 26 commercial/light industrial units.

The illustrative masterplan shows 26 units which extend to a total of 3,775 sq. m (40,633 sq. ft).

The Site is offered for sale as a whole by Private Treaty.

All offers must be submitted in accordance with the tender pro-forma, which is available within the Data Room.

Further information is available via the sole selling agent, Mather Jamie.

Sole Agents



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LAND SOUTH OF OCCUPATION ROAD, SOUTH WITHAM, NG33 5PZ.

A commercial development site situated on the south-eastern edge of South Witham and within close proximity to the A1. The Site benefits from Full Planning Permission for the erection of 26 commercial/ light industrial units.

The Site extends in all to 3.52 Acres (1.42 Ha) or thereabouts and is being offered for sale as a whole.

LOCATION

The Site is situated on the south-eastern edge of the village of South Witham. South Witham is a village and civil parish in the South Kesteven district in Lincolnshire. The Site is situated 10 miles (16 km) north of Oakham, 11.6 miles (18.6 km) south of Grantham, 11.6 miles (18.6 km) east of Melton Mowbray.

The Site benefits from proximity to the A1, which in turn provides excellent connection to Grantham, Peterborough, as well as the A52, A46 and A1(M).



THE SITE

The Site offers an excellent opportunity to build a highly desirable commercial scheme in a strategic location. The Site extends to 3.52 Acres (1.42 Ha) or thereabouts.

The Site is bound by a disused railway line to the north, which is owned by the Vendor. Arable land is located to the east, west and south of the Site.

There are existing commercial units which currently gain access off Occupation Road. The commercial units are owned by Greenacres Storage Company, who lease the units out to Petlife International Limited.

SITE ACCESS

The Site has the benefit of access directly from Occupation Road, which is within the ownership of the Vendor. Occupation Road forms off Broadgate Road, which is an adopted road. Rights will be granted to allow works to be undertaken to form the access in accordance with the planning permission.

PLANNING PERMISSION

Outline application: (S06/0655)

The Site benefits from an outline application for Commercial/light industrial development – use class B1. This was submitted in May 2006 and was approved in August 2006.

Reserved Matters for S06/0655: (S09/1808)

The Site benefits from a reserved matters application for S06/0655. The proposal consisted of 26 commercial/ light industrial units and associated infrastructure. This application was submitted in July 2009 and approved conditionally in October 2009. The masterplan has been attached within the brochure.

Commencement of development of S06/0655: (S11/2980)

The Council decided in January 2012 that the development had commenced within the time period and therefore the planning remains extant.

TENURE

The Site is offered for sale, freehold or long-leasehold.

CURRENT SITE USE

The land is currently in agricultural use, farmed on a Farm Business Tenancy.

LAND REGISTRY

The Site is registered freehold title absolute as part of Land Registry title LL201639. A copy of the title plan and register is available within the data room.

VALUE ADDED TAX

The Site is opted to tax for VAT purposes and VAT will therefore be payable on the purchase price.

DATA ROOM

A website dedicated to the sale can be found via the Link below:

[Log In](#)

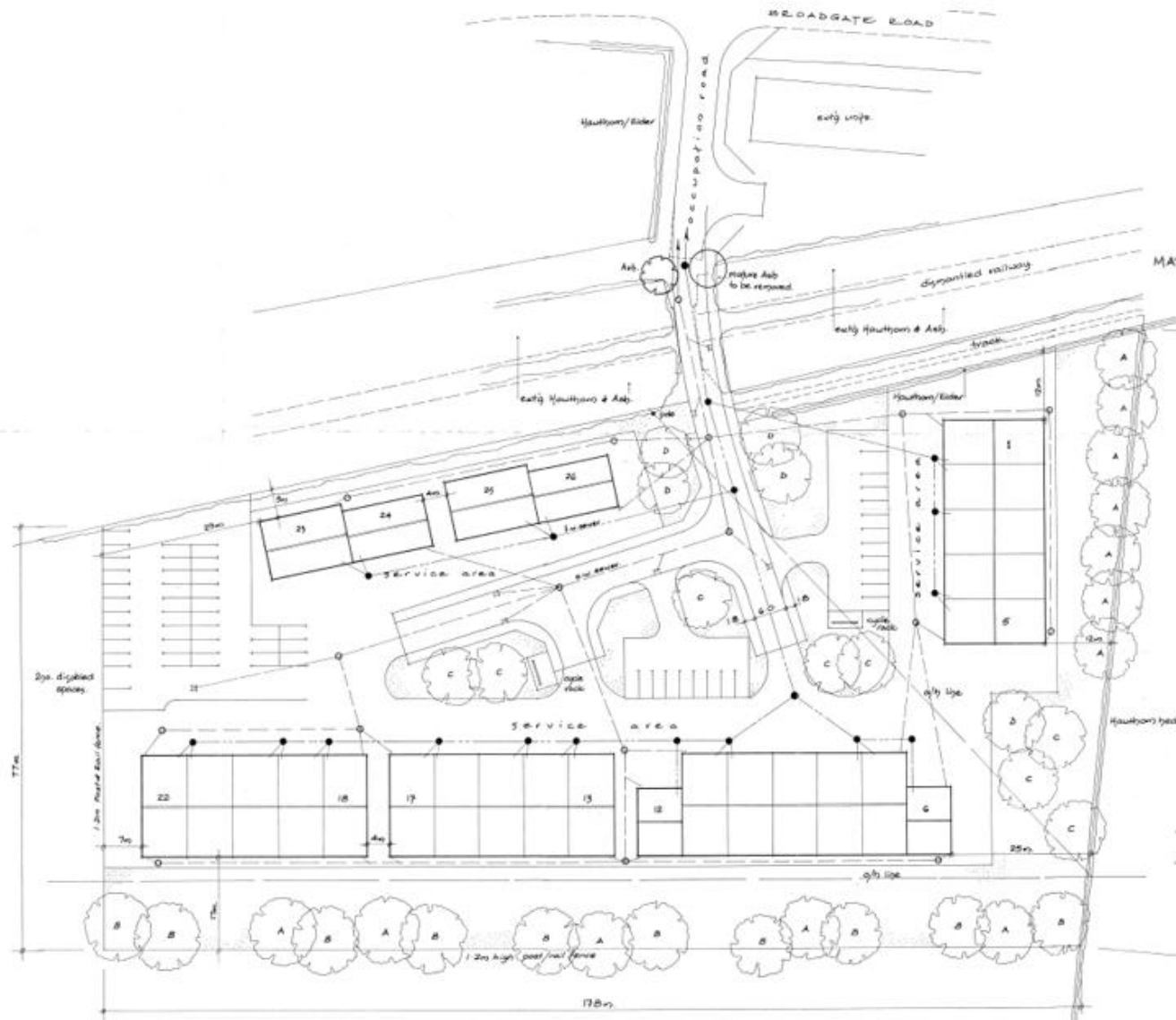
Please be aware that the data room requires users to log in and await authorization, which will be given as soon as possible following initial registration.

Please click 'No Account? Register here' and create an account to gain access.

BOUNDARIES

The Vendor will make reasonable endeavours to specify the extent of the site. Interested parties will have to satisfy themselves as to the extent of the site.

Illustrative Masterplan Submitted with the Reserved Matters Planning Application



FLOOR AREAS:

Units 1-5 :	570 units each	148m ²	=	740 m ²
6 :	170 unit		=	100 m ²
7-11 :	570 units each	148m ²	=	740 m ²
12 :	170 unit		=	100 m ²
13-17 :	570 units each	148m ²	=	740 m ²
18-22 :	570 units each	148m ²	=	740 m ²
23 :	1 no unit		=	165 m ²
24 :	1 no unit		=	142.5m ²
25 :	1 no unit		=	165 m ²
26 :	1 no unit		=	142.5m ²

total = 3775m²

MATERIALS:

Roofs and side cladding to be Plastisol coated steel colour to be agreed with the local authority.
Walls to be facing brickwork as agreed with the local authority.

TREE PLANTING:

- A : FIELD MAPLE
- B : OAK, PEDUNCULATE
- C : WHITE BEAM.
- D : ROWAN.

All trees to be 4-5m high at planting time.
Boundary trees to be planted approx 5m. apart.

Surface areas : Service areas and roads to be tarmacadam finish, all drained via gullies to the s/w system.
Other areas to be laid to grass for regular seasonal mowing.

All roads, footways and car parking areas are to be constructed to L.C.C standards.

- Foul water sewer
- surface water sewer

all to be connected to the mains in Occupation Road.

View looking north-east



VIEWINGS

Viewings of the Site **must** be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The Site is offered for sale as a whole by Private Treaty. Parties wishing to submit a bid must do so in accordance with the offer pro-forma which is made available to download in Word format from the data room listed above. Interested parties are invited to submit offers in respect of the site either on a conditional and/or unconditional basis.

MATHER JAMIE

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IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

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