



Land South of Tothby Lane, Alford

RESIDENTIAL DEVELOPMENT OPPORTUNITY - OUTLINE PLANNING PERMISSION FOR UP TO 200 DWELLINGS

SUMMARY

- Resolution to grant outline planning permission (subject to S106) for up to 200 dwellings, including 30% affordable housing.
- Site area of approximately 24.5 acres (9.92 hectares).
- Approximately 4.2 hectares of public open space and green infrastructure.
- Principal vehicular access proposed via Dixon Drive and Coles Avenue, with pedestrian and cycle connections via Robinson Avenue.
- Freehold interest to be sold with vacant possession

Up to
200
dwellings

approx.
24.5
acres



Indicative site masterplan

LOCATION

The site is located on the north western edge of the town of Alford in East Lindsey, Lincolnshire.

The site benefits from:

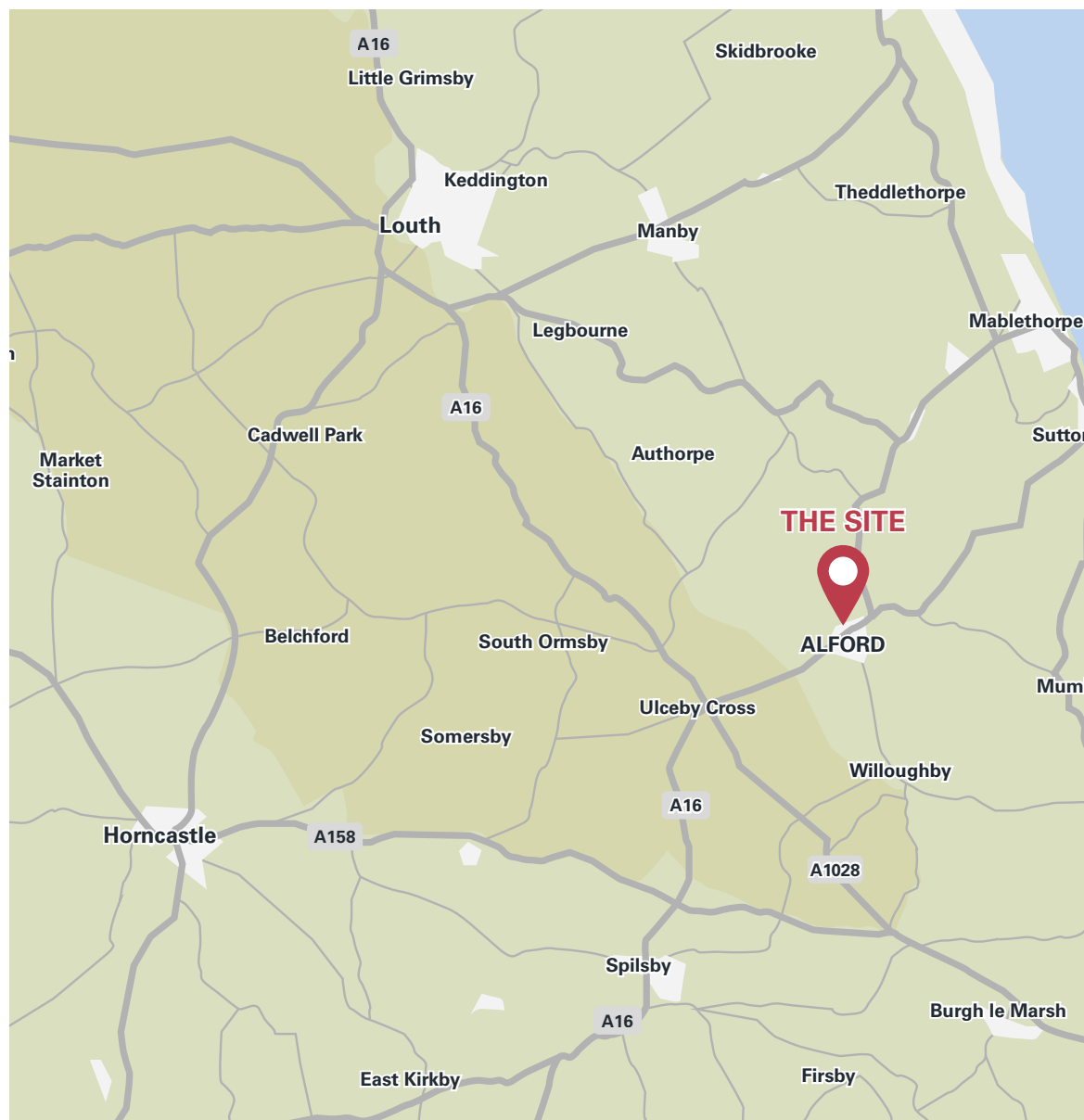
- Close proximity to Alford town centre and its range of shops and services
- Access to a range of primary and secondary schools within the town
- Nearby healthcare facilities, including GP services
- Good connectivity to the A1104 and surrounding settlements
- Established pedestrian and cycle connections into the town

THE SITE

The site extends to approximately 9.92 hectares (24.5 acres) of predominantly level greenfield land on the north-western edge of Alford. It forms a logical and sustainable extension to the settlement, adjoining established residential development to the east and south-east.

The site benefits from a gentle west–east fall (c.15m to 11.5m AOD) and is well contained by mature hedgerows and trees. Tothby Lane defines the northern boundary, with a dismantled railway corridor forming a strong western edge.

A Site Investigation is available in the Data Room. Ground conditions comprise c.350mm topsoil over firm to very stiff clay, with localised sand lenses and rare chalk gravel. Traditional strip foundations are anticipated to be suitable for 2–3 storey development.



TECHNICAL

All supporting technical reports, drawings and consultant information are available within the data room, together with further detail contained in the data room.

Please contact Newmark for access to the password protected data room.

TENURE

The freehold of the property is available.

The site is registered under part of Title Number LL302394.

METHOD OF SALE

We are inviting offers on behalf of the vendor for the freehold interest by way of informal tender.

LAYOUT & PRO-FORMA

Bidding parties must complete and include the bid pro-forma with their submitted offers. Bidding parties are to include a copy of their proposed layout with their offer.

VIEWINGS

The site can be viewed from adjacent public highways and footpaths. Please contact Newmark to arrange a formal viewing.

PLANNING

The Local Planning Authority, East Lindsey District Council, has resolved to grant outline planning permission for residential development of up to 200 dwellings (LPA Ref: 02594/25/OUT), subject to completion of the Section 106 Agreement.

All matters are reserved except for access.

The proposed development comprises residential development, public open space, sustainable drainage infrastructure and associated works.

The development will deliver 30% affordable housing provision.



Development Framework Masterplan



Contacts

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Particulars issued May 2026.