



WATLING
REAL ESTATE

CLEE FIELD VIEW, LADYSMITH ROAD, GRIMSBY, DN32 9SB

Residential Development Opportunity

On the instructions of joint fixed charge Receivers



DEVELOPMENT SUMMARY

- Situated within 2 miles of Grimsby town centre with convenient access to public transport links and local amenities.
- Neighbouring seaside resort of Cleethorpes 2.5 miles.
- Access from Ladysmith Road part-constructed to an adoptable standard.
- Uncommenced Phase 3 area extending to 2.52 acres (1.02 hectare).
- Planning consent for the construction of 76 no. dwellings, combining a mix of 2 and 3 bed dwelling houses (51 no.) and 1 and 2 bed apartments (25 no.), along with 3 no. commercial units.
- Plentiful supply of local schools and other amenities.
- Potential alternative uses, subject to obtaining necessary consents.

CONDITIONAL PROPOSALS CONSIDERED
(I.E. SUBJECT TO PLANNING)



LOCATION

Located on the east coast of England, on the edge of the rolling Lincolnshire Wolds, Grimsby is a major port town with a population of 86,138 (2021 census) serving as the administrative centre of the borough of Northeast Lincolnshire.

By road the town lies 45 miles north-east of Lincoln, 33 miles (via the Humber Bridge) south-east of Hull, and 50 miles to the east of Doncaster.

The surrounding neighbourhoods of Holme Hill and Weelsby are served by a plentiful array of local amenities including primary and secondary schools, shopping in nearby Grimsby town centre, supermarkets, a popular leisure centre and a bustling night life. A regular bus service operates between the town centre and adjacent Ladysmith Road.

Nearby Cleethorpes, located 2.5 miles to the east, is a thriving seaside resort on the Lincolnshire coast and one of the UK's most popular coastal tourist destinations by visitor numbers.





SUBJECT PROPERTY

THE CLEE FIELD VIEW SCHEME

ALL PHASES

Please note that we're instructed to market the Phase 3 area of the wider Clee Field View scheme in isolation. For reference the wider scheme comprises the following:

Phase	Description	Town Planning Ref.	Current Status	Approx Area
1	49 no. dwelling houses	DM/0675/15/LDO DM/0555/16/REM DM/0965/17/REM	All units completed and sold. Completion and adoption of highways and sewers pending.	2.6 acres
2	50 no. dwelling houses	DM/0675/15/LDO DM/0555/16/REM DM/0965/17/REM	Part-complete various stages of progress. Some units completed and sold.	3.5 acres
3	76 no dwellings. Mix of 2 and 3 bed dwelling houses (51 no.) and 1 and 2 bed apartments (25 no.) along with 3 commercial units.	DM/0675/15/LDO DM/0555/16/REM DM/0965/17/REM	Site clearance.	2.5 acres
4	70-bedroom care home and 8 apartments	DM/0378/23/FUL	Site clearance.	1.4 acres
TOTAL				10 acres



PHASE 1

PHASE 2

PHASE 4

PHASE 3

THE CLEE FIELD VIEW SCHEME ALL PHASES



TOWN PLANNING PHASE 3 AREA

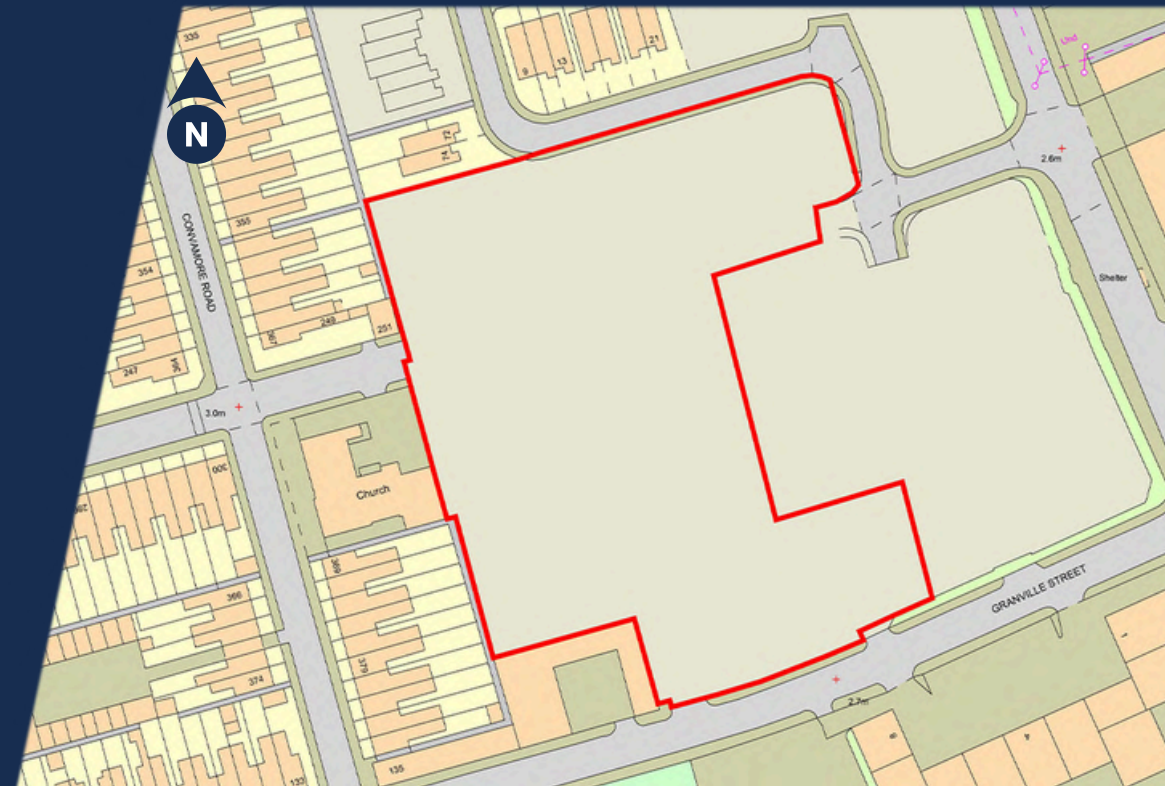
The property is within the jurisdiction of North East Lincolnshire Council. All phases within the wider Clee Field View development are subject to outline planning consent (ref. DM/0675/15/LDO) for the erection of buildings and / or use of land for Class A1, A3, B1, C3 and D1 uses associated with the provision of a residential-led, mixed use development.

The above consent is supplemented by subsequent reserved matters consents involving scheme phases 1, 2 & 3 (refs. DM/0555/16/REM and DM/0965/17/REM) for 184 houses, 76 apartments and 1000m² of commercial floor space. These consents include the subject phase 3 area.

Following a review of the scheme plan (available within our data room) the phase 3 area specifically provides for a total of 51 no. dwelling houses (comprising 49 no. 3-bed units and 2 no 2-bed units), a total of 25 no. apartments (16 no. 2-bed units and 9 no 1-bed units) along with 3 commercial units with a combined net internal floor area of 2,900 sq ft.

The reserved matters consents are subject to a section 106 agreement imposing a £9,000 highways contribution and an education contribution of £210,000, the latter amount being reserved in 2 equal payments.

We understand that the area denoted as phase 4 in the above scheme plan has planning consent (ref. DM/0378/23/FUL) in relation to the development of a 70-bedroom care home and 8 apartments, with associated amenity areas.





FURTHER INFORMATION

ASKING PRICE

Offers are invited for the freehold interest in the area identified as Phase 3 within this brochure.

SALE BY RECEIVERS

The property is offered for sale on behalf of the joint fixed charge Receivers.

The Receivers offer no title or collateral warranties associated with this property or transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TENURE

Freehold under the single registered title number HS395895.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

DATA ROOM

Our dedicated online data room provides further information for parties wishing to conduct detailed due diligence. Please contact us regarding access.

VIEWINGS

The site is currently secured but can be viewed from the adjacent highway. Contact us to arrange an onsite viewing.

CONTACT

ALEX SWEETMAN

T: +44 (0) 7831 505 078

alex.sweetman@watling.com

MAX FOSTER

T: +44 (0) 7841 952 163

max.foster@watling.com

WATLING

REAL ESTATE

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Subject to Contract
Property Reference: 223089

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