

LAND TO THE NORTH OF THE DROVE, COLLYWESTON





THE SITE

Overview

Land to the north of The Drove, Collyweston presents an excellent opportunity to enter into an unconditional agreement to deliver 11 residential dwellings in the heart of Collyweston.

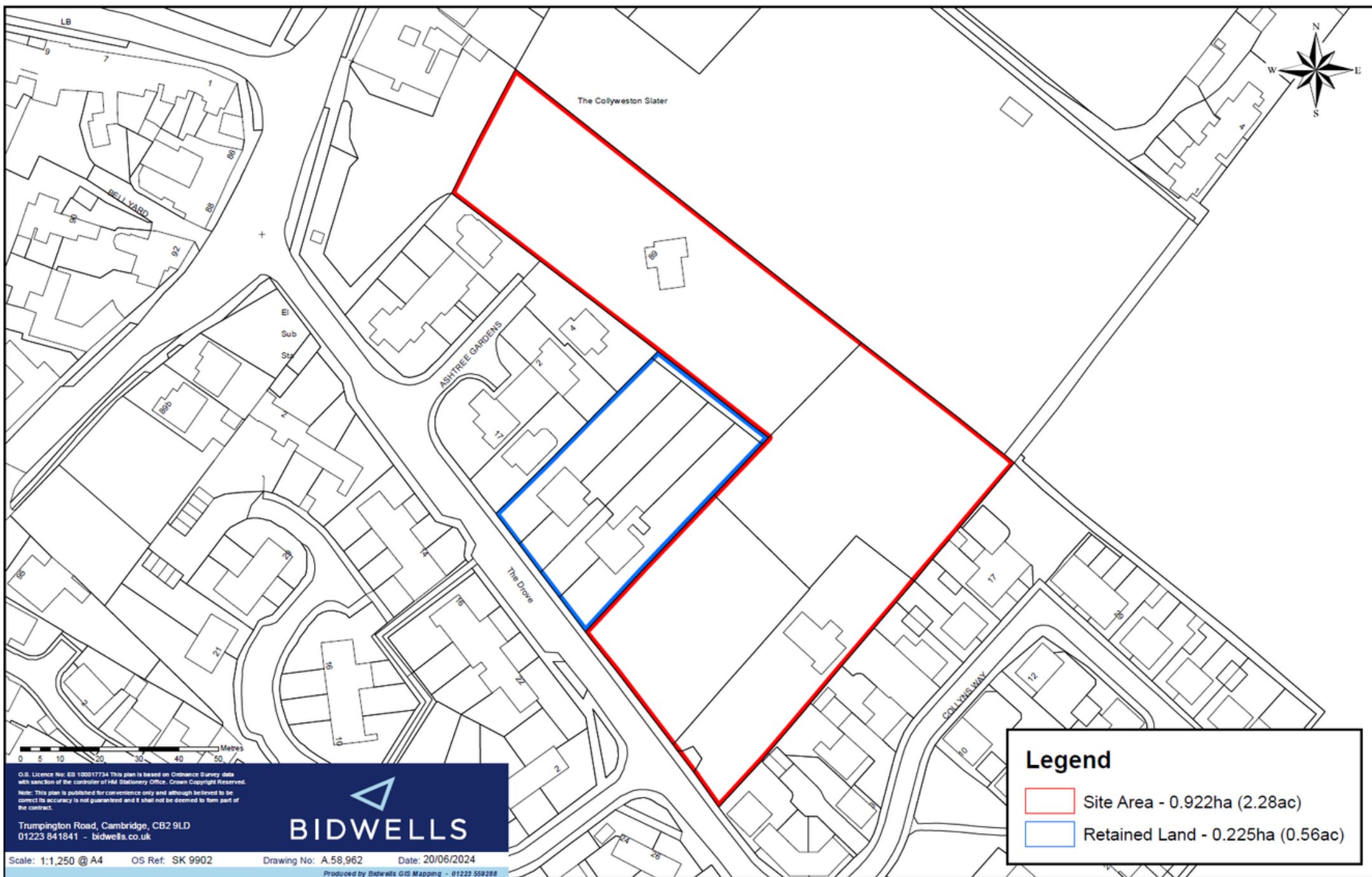
Location

The Site is located in a picturesque village in Northamptonshire, near the town of Stamford. The village is known for its historic and architectural significance, characterised by its traditional stone buildings. Collyweston is located approximately 3 miles south west of Stamford, a historic market town boasting historical Burghley House and its fantastic parkland and gardens. The proximity to Stamford allows residents and visitors of Collyweston easy access to the amenities and attractions of a larger town while enjoying the tranquility of a rural setting.

Description

The Site extends to approximately 0.93 hectares (2.30 acres) and comprises of two residential properties, garden land and unused scrub land. The Site is bound by residential housing to the east, south, west and Grade 3 agricultural land currently exists to the north.

The outline application proposes the demolition of two existing dwellings and the erection of 11 detached dwellings, resulting in a net increase of nine dwellings on the land.



Indicative Aerial Red Line Plan

PLANNING

Overview

Outline planning permission (NE/22/01236/OUT) was refused (on appeal) in June 2024 for the demolition of two dwellings and the erection of 11 dwellings (all matters reserved except access). The appeal was dismissed primarily on the grounds of BNG and existing trees on site.

A new outline planning application was submitted rectifying the above reasons for dismissal. Subsequently, planning permission (NE/24/00810/OUT) has since been granted for the demolition of two dwellings and the erection of 11 dwellings (All matters reserved except access). No affordable housing is required to be provided as part of this planning permission.

The Seller will require the scheme to be built to a high design standard taking account of the local architecture and quality materials. The Seller will approve all Reserved Matters applications and will insist on the the development being built out in accordance with the Reserved Matters approvals.

All parties submitting an offer will be required to submit a proposed site layout demonstrating the proposed house types and materials to be used.

Planning related documents can be accessed in the online data room upon request.



ADDITIONAL INFORMATION

Information Pack

An information pack is available on request. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Highways

A Highways Supporting Statement has been conducted by AMA with the proposed junction and access location considered acceptable. This also states that the proposed development would not result in any detrimental highways impact.

The full report is located in the online data room.

Drainage

A Drainage Strategy has been produced by AMA outlining that surface water from the site will be discharged through individual soakaways. Foul Water will be discharged into an Anglian Water public foul water sewer located within The Drove.

The full report is located in the online data room.

Ransom

The landowner will retain a strip along the northern boundary.

Vacant Possession

The Site will be sold with full vacant possession on completion.

VAT

We understand that under the current arrangements VAT will not be chargeable on the purchase. However, in the event that VAT does become payable, it will be charged at the prevailing rate.

Retained Properties

The Seller would like the opportunity to retain two of the completed properties. Bidders are requested to submit two proposals. Please see the bid guidelines for more information.

Wayleaves, Easements, Covenants and Rights of Way

The Site will be sold subject to all wayleaves, easements, covenants, and rights of way, whether or not disclosed.

Viewings

Viewing is strictly by appointment. Interested parties must be accompanied on the Site at all times, as organised by prior appointment and in the presence of an employee of Bidwells or representatives of the Seller.

Please contact Sophie Wallis on 07929 370606, if you would like to register your interest and to arrange a viewing. Parties should take due care for their own personal safety when inspecting the site.

Confidentiality

The marketing of the Site remains strictly private and confidential and should not be disclosed to any external parties, without the explicit approval of Bidwells, acting on behalf of the Seller.

Submission of Offers

All offers should be submitted in writing and in accordance with the Bidding Guidelines by **12 noon on Friday 24th October 2025.**



An interactive 360-degree view of the land can be viewed by scanning the QR code.



Drone footage showing the extent of the land can be viewed by scanning the QR code.





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Location Map

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