

# Sequential Test Land Based Search:

A sequential Test Land Based Search is being undertaken to demonstrate that there are no comparable sites in Barton Upon Humber at a lower Flood Risk Zone than the application site PA/2023/1034:

## Search Area Agreed with LPA is:

The Settlement of Barton Upon Humber itself i.e. the settlement that the application site is located in.

## Method of search agreed with LPA is:

1. Internet Search for available land.
2. Housing Allocations in the HELA DPD for Barton Upon Humber.

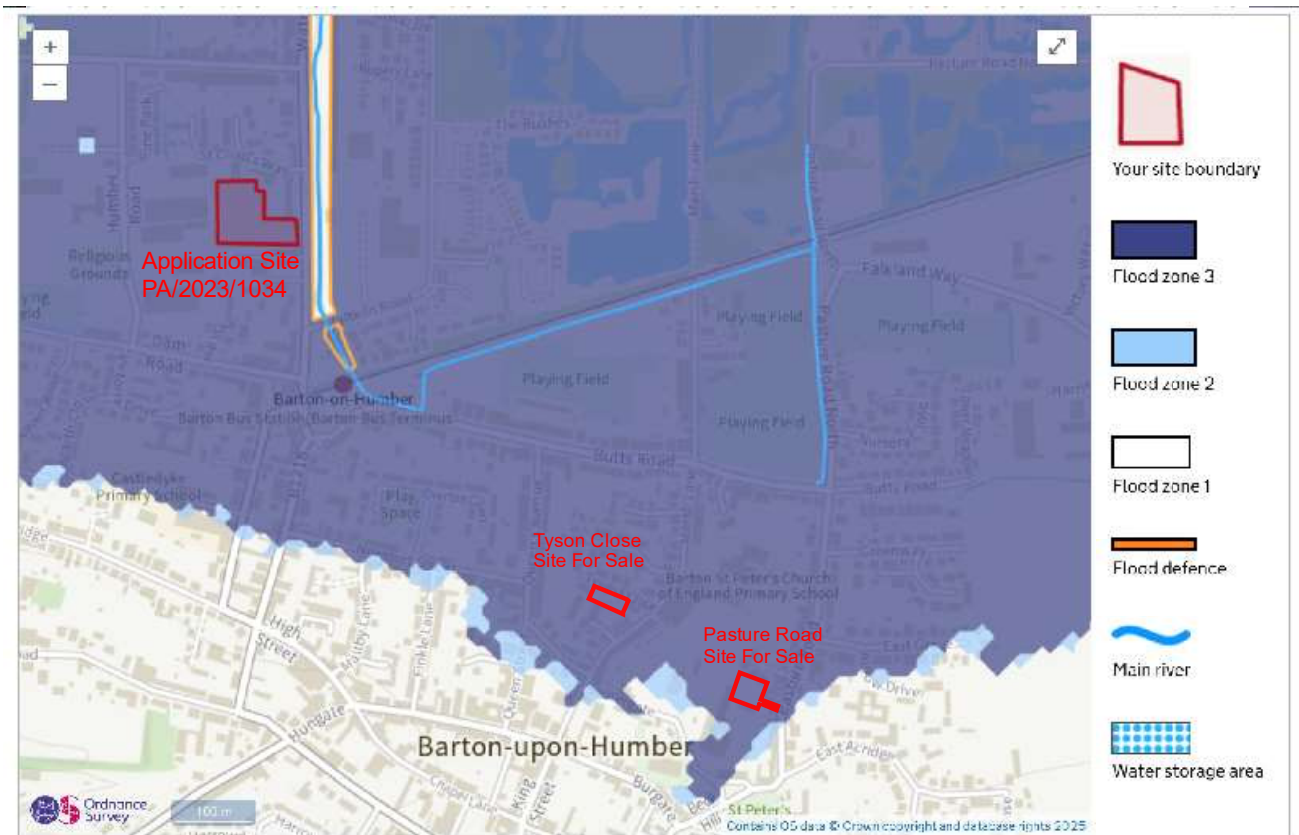
## 1. Internet Search:

This was undertaken on 14.02.25 at the offices of Keir Architecture Ltd and used both the wording of “Residential housing land sites for sale in Barton Upon Humber” + “Land for Sale Barton Upon Humber”.....This search generated only 2 sites that are currently available for sale, both of which are much smaller than the application site and both are in Flood Zone 3, which is the same as the application site – See Internet Search Results in Appendix A and figure 1 below:-

The current sites for sale in Barton Upon Humber on the internet are:

- Tyson Close Site is for 2 No. Dwellings – situated in Flood Zone 3 – See Figure 1 below.
- Pasture Road Site is for 9No. Dwellings – Situated in Flood Zone 3 – See Figure 1 below.

**Figure 1:** Flood Zone Map of Barton Upon Humber, showing location of application site together with Tyson Road and Pasture Road Sites that are available to purchase but are not comparable in size to the application site or are in a lower Flood Zone to the application site.



▶ [What the flood map shows](#)

## **Analysis of Housing Allocations In the Housing and Development Land Allocations Development Plan Document – ( HELA DPD ) March 2016:**

### **Proposed Housing for Barton Upon Humber ( Inset 7 map of HELA DPD) is shown on the map as:**

- 1. BARH-1** Land at Pasture Road South Phase 2 – 260 dwellings – Flood Zones 1,2&3 – Owned by Keigar Homes - This is a much larger site and is not for Sale.
- 2. BARH-2** Land at Pasture Road South Phase 1 – 227 dwellings – Flood Zone 1 – Owned by Keigar Homes – This site is much larger and is not for sale.
- 3. BARH-3** Land at St Mary’s Cycle Works, Marsh Lane – 73 dwellings – Flood Zones 1,2& 3 – Owner Meldan Engineering & Energy Limited – This site again is much larger than the application site and is not for sale.

### **Committed Housing for Barton Upon Humber ( Inset 7 map of HELA DPD) is shown on the map as:**

**PA/2003/0063** – Land East of Humber Road – 14 dwellings – Flood Zone 3 – Development Completed / Thus Not for Sale.

**PA/2003/1575** – Land at Waterside Road – 20 dwellings – Flood Zone 3 – Development Completed / Thus not for Sale.

**PA/2006/1777** – Tofts Road West – 57 dwellings – Flood Zone 1 - Development Completed / Thus not for Sale.

**PA/2007/1773** – Land to Rear of 13-19 Pasture Road – 34 dwellings – Flood Zone 3 – Part Developed, 9 houses remain uncompleted – Yes it is for sale ( it has been identified in the internet search, see above ), but this is not comparable to the application site and it is in flood zone 3 also.

**PA/2010/1046** – Land to the rear of 13 Queen Street – 13 Dwellings – Flood Zone 1 – Development Completed / Thus not for Sale.

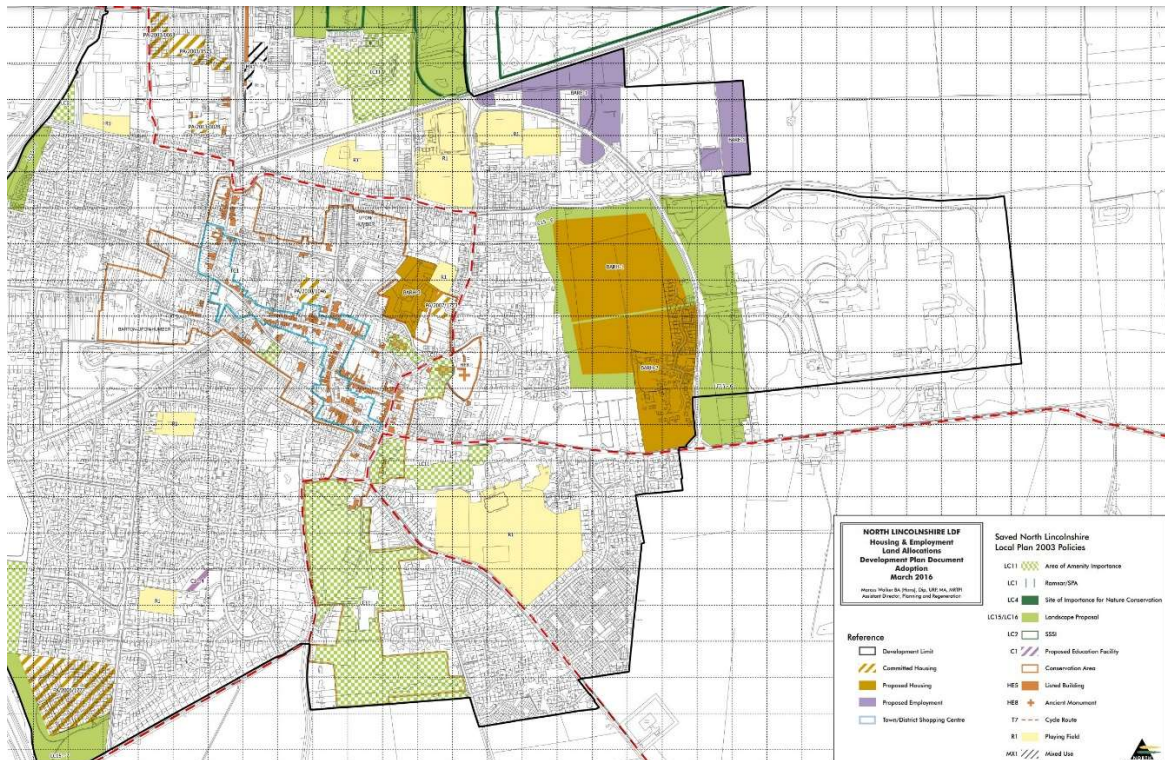
**PA/2013/0028** – Land off Mill View – 13 dwellings – Flood Lane 3 – Development Completed / Thus not for Sale.

### **Findings of Land Based Search:**

It can be demonstrated that there are no comparable available sites in Barton Upon Humber at the time of this search....Thus the Sequential Test is past.

# **APPENDIX A.**

**Figure 2:**  
**North Lincolnshire Councils HELA DPD – Inset Map 7 – Barton Upon Humber.**



**Internet Screen Shots of Land Based Search on Land Agent Websites. Note – All major web agents were used / searched through – See Land Agent Screen Shots below:-**  
**Figure 3:**

rightmove.co.uk/property-for-sale/Barton-Upon-Humber/land.html

**rightmove** Buy Rent House Prices Find Agent Commercial Inspire

Barton-Upon-Humber Clear + 0 miles Min Price to Max Price Min Beds to Max Beds

Land For Sale in Barton-Upon-Humber, South Humberside > Save search Create Alert

4 results Sort: Highest Price List Map

Prioritise properties with... + Add keyword

**Pasture Road, Barton-Upon-Humber, DN18** Land for sale

\*\* PA/2021/1661 \*\* FULL PLANNING PERMISSION FOR 9 NEW DWELLINGS \*\* A rare opportunity to purchase a private town centre located development site with full planning permission for 9

Marketed by Paul Fox, Barton-Upon-Humber

01652 248447 Local call rate Contact Save

**Pasture Road, Barton-Upon-Humber** Land for sale

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after market town of Barton-Upon-Humber. The site currently has live planning

Marketed by Walshe's Property, Scunthorpe

01724 514341 Local call rate Contact Save

Figure 4:

rightmove.co.uk/property-for-sale/Barton-Up-on-Humber/land.html

Barton-Up-on-Humber Clear + 0 miles Min Price to Max Price Min Beds to Max Beds

1/5

**£150,000**

**Tyson Close, Barton-Up-on-Humber** Land for sale

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after market town of Barton-Up-on-Humber. The site currently has live planning

Marketed by **Walshe's Property, Scunthorpe**

**WALSHE'S PROPERTY** 01724 514341 Local call rate [Contact](#) [Save](#)

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1/8

**£150,000**

**Tyson Close, Barton-Up-on-Humber, DN18** Land for sale

**\*\* PA/2022/1918 \*\*** Full planning permission to erect 2 detached dwellings with detached double garages located to the rear of 'Dondoreen' Marsh Lane, Barton-upon-Humber. The spacious

Marketed by **Paul Fox, Barton-Up-on-Humber**

**paul fox** 01652 248447 Local call rate [Contact](#) [Save](#)

Figure 5:

onthemarket.com/for-sale/land/barton-upon-humber/

Barton-upon-Humber

Radius Price Bedrooms **Property type** Keywords Filters

**£150,000**  
**Land for sale**  
Tyson Close, Barton-Up-on-Humber

- Nearest station 0.3mi.
- Nearest school 0.1mi.

**WALSHE'S PROPERTY**

Marketed by Walshe's Property - Scunthorpe  
Added > 14 days

**01724 377812**

[Email agent](#)

**£550,000**  
**Land for sale**  
Pasture Road, Barton-Up-on-Humber

- Development Opportunity in Sought After Location
- Full Planning Permission for nine dwellings

**WALSHE'S PROPERTY**

Marketed by Walshe's Property - Scunthorpe  
Added > 14 days

**01724 377812**

[Email agent](#)

Figure 6:

plotfinder.net/search/england-yorkshire-and-the-humber-north-lincolnshire-barton-upon-humber-town

Homebuilding.co.uk Newsletter Add a Plot Login Subscribe / Register

**Plotfinder** Barton-upon-Humber, North Lincolnshi  MENU

## Land for sale in Barton-upon-Humber, North Lincolnshire, Yorkshire and the Humber, England (Town)

Barton-upon-Humber, North Lincolnshire, Yorkshire and the Humber, England (Town)

Create Plot Alert

Receive an email when a plot or property matching your search is added


### Filter Your Search

**Property Type**  
- Any -

**Features**  
- Any -

**Search Radius**  
20 miles


**Min Price**  
POA



**Development Opportunity in Barton-Upon-Humber**

Development Opportunity in Sought After Location

**£550,000**



**Land for sale in Barton-upon-Humber**

Fantastic development opportunity in the heart of the popular and sought after market town of Barton

**£150,000**


Figure 7:

primelocation.com/for-sale/farms-land/barton-upon-humber/

PrimeLocation Find your dream home


Barton-upon-Humber Within 5 miles

Filters and keywords



**Get Mortgage Ready with your FREE Experian Credit Score**

Price and number of bedrooms lives here

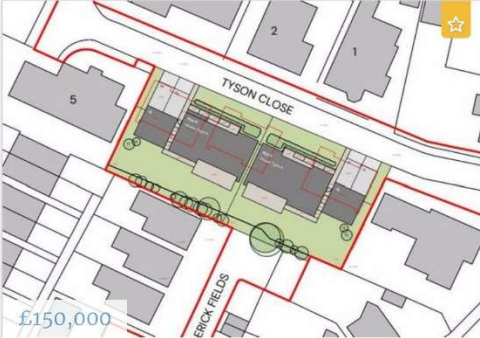


**£550,000**

Land for sale  
Pasture Road, Barton-Upon-Humber DN18

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after market town of Barton-Upon-Humber. The site currently has live ... [read more >](#)

**Walshe's Property**



**£150,000**

Land for sale  
Tysons Close, Barton-Upon-Humber DN18

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after market town of Barton-Upon-Humber. The site currently has live ... [read more >](#)

**Walshe's Property**

6

Figure 8:

guildproperty.co.uk/property-for-sale/bartonuponhumber/dn18-5hp/3840629

Buying/Selling Renting/Letting Find A Guild Member Property Search About The Guild News/Blog Join The Guild Online Valuation

## PASTURE ROAD, BARTON-UPON-HUMBER, DN18

£550,000

Arrange a Viewing

Description Photos Map

### Land for sale in Barton-Upon-Humber

- A FANTASTIC RESIDENTIAL DEVELOPMENT SITE
- PLANNING GRANTED FOR 9 DWELLINGS
- x8 3 BEDROOM SEMI-DETACHED HOUSES
- x1 4 BEDROOM DETACHED HOUSE
- VIEWING COMES HIGHLY RECOMMENDED

Paul Fox (Barton Upon Humber)

Barton Upon Humber, Lincolnshire, DN18 5ER

01652 635000

Figure 9:

zoopla.co.uk/for-sale/farms-land/barton-upon-humber/

ZOOPLA Buy Rent Sell New homes House prices Agent valuation Instant valuation My Home Saved Sign in

Enter a location: Barton Upon Humber Radius: This area only Bedrooms: Any beds Price: Any price Property type: Farms/Land Filters Save

Map view Create alert

### Land and farms for sale in Barton-upon-Humber

2 results Sort: Most recent

**£150,000**

Tysons Close, Barton-Upon-Humber DN18

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after ...

Freehold

Call Email

**£550,000**

Pasture Road, Barton-Upon-Humber DN18

Walshe's Property is pleased to offer this fantastic development opportunity in the heart of the popular and sought after ...

Freehold

Call Email

Create email alert

Save this search

Travel time search

Draw your search

Saved searches & alerts

Read our Hessele area guide

Get Mortgage Ready with your FREE Experian Credit Score

Figure 10:

p-ph-commercial.co.uk/property-search/?sort=size-small&filter\_location%5B%5D=North+Lincolnshire&filter\_type%5B%5D=67&filter\_type%5B%5D=90&filter\_type%5B%5D=75&filter\_tenure%5B%5D=...

**Property Search North Lincolnshire, Property Types are Land, Development, Residential, Tenure is For Sale**

| Property Name                            | Location   | Price    | Size                |
|--|--|----------|---------------------|
| <b>Stratum Park</b>                      | Doncaster Road<br>Scunthorpe<br>North Lincolnshire<br>DN15 8GR | -        | 1 Acres - 12 Acres  |
| <b>Former British Sugar Factory Site</b> | Scawby Road<br>Brigg<br>North Lincolnshire<br>DN20 9LT         | -        | 1 Acres - 104 Acres |
| <b>Land At Double Rivers</b>             | Crowle, Scunthorpe<br>North Lincolnshire<br>DN17 4DD           | £200,000 | 1.43 Acres          |

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Figure 11:

p-ph-commercial.co.uk/property-search/?sort=size-small&filter\_location%5B%5D=North+Lincolnshire&filter\_type%5B%5D=67&filter\_type%5B%5D=90&filter\_type%5B%5D=75&filter\_tenure%5B%5D=fr...

**Property Search North Lincolnshire, Property Types are Land, Development, Residential, Tenure is For Sale**

| Property Name         | Location   | Price      | Size                      |
|-----------------------|--|------------|---------------------------|
| <b>Sandhouse Farm</b> | Broughton Road<br>Appleby,<br>Scunthorpe<br>North Lincolnshire<br>DN15 0DA | £1,650,000 | 68,477 sq ft (6,362 sq m) |
| <b>Redbourne Mere</b> | Kirton Lindsey,<br>Gainsborough<br>North Lincolnshire<br>DN21 4NW          | £1,750,000 | 4.06 Acres                |
| <b>Kingsway</b>       | Scunthorpe<br>North Lincolnshire<br>DN17 1AJ                               | -          | 6.66 Acres                |

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Figure 12:

The screenshot shows the PPH Commercial website. The URL in the browser is [pph-commercial.co.uk/property-search/?sort=size-small&filter\\_location%5B%5D=North+Lincolnshire&filter\\_type%5B%5D=67&filter\\_type%5B%5D=90&filter\\_type%5B%5D=75&filter\\_tenure%5B%5D=](http://pph-commercial.co.uk/property-search/?sort=size-small&filter_location%5B%5D=North+Lincolnshire&filter_type%5B%5D=67&filter_type%5B%5D=90&filter_type%5B%5D=75&filter_tenure%5B%5D=). The PPH Commercial logo is in the top left. Navigation links include Property Search, Contact, and Menu. A satellite map shows a red-outlined area labeled 'Under Offer'. Below the map, the listing details are: **Land Elsham Airfield** - Land, Middlegate Lane - For Sale £850,000, Elsham Wold, Brigg - 16.55 Acres, North Lincolnshire DN20 0NU. A red banner at the bottom contains the text 'Want to find out more? Call us on' and a cookie consent message: 'We use cookies to help personalise and improve your web experience. To learn more click [here](#).' with an 'Accept' button.

Figure 13:

The screenshot shows the DDM Agriculture website. The URL is [ddmagriculture.co.uk/search/no-results/cccdfb91b694b85c8f6414ebcfa44826/](http://ddmagriculture.co.uk/search/no-results/cccdfb91b694b85c8f6414ebcfa44826/). The DDM Agriculture logo is in the top left. Navigation links include About us, News, Contact us, and Search. A dark blue navigation bar lists: Land & Property For Sale & To Let, Professional Services, Environmental Consultancy, Planning Consultations, Renewables, and Machinery Auctions. The search results section shows 'Search Barton Upon Humber' and a message: 'Sorry, no results were found. Please try searching for something else or alternatively [get in touch](#) with us.' A cookie consent banner at the bottom states: 'Our website uses cookies. We use cookies to enhance your experience by collecting analytical data such as number of page visits and interactions with the site. If you're happy for us to do this, please click the 'Accept cookies and continue' button below, otherwise please click the 'Continue without cookies and continue' button. Learn more' with two buttons: 'Accept cookies and continue' and 'Continue without cookies and continue'.