

# Fenced 6.2 acre, 2.5 hectare Storage Yard Close to the A1 Trunk Road with Implemented Planning Consent for a 20,000sqft Warehouse

Yard | Lodge Lane Industrial Estate | Lodge Lane | Tuxford | Newark | NG22 0NL



Surfaced and Well Drained Yard Suitable for HGV Vehicles, Container Storage or Construction Materials, Located to the Rear of the Lodge Lane Industrial Estate with Private Access, Planning Consent Implemented for 20,000sqft Warehouse Site Extends to 6.2 acres of which 5 Acres is Level and Hardcored Located Within a Mile of the A1 Motorway Between Newark and Doncaster

For Sale Freehold with Vacant Possession  
£1.5 Million plus VAT Subject to Contract

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### Location...

The town and civil parish of Tuxford having a population of approximately 3,000 residents and a range of basic amenities.

It is located on the A1 trunk road approximately 120 miles to the north of London, 25 miles to the north-east of Nottingham, 30 miles to the south-east of Sheffield and 60 miles to the south-east of Leeds.

The site is located within a mile of the south bound access to the A1 trunk road to the rear of the site and approximately 3 miles to the north bound access to the A1 trunk road at Markham Moor, where there are 24 hour roadside services.

### Description...

The site comprises a large rectangular area of land located at the eastern side of the Lodge Lane Industrial Estate.

Other occupiers nearby include warehousing and manufacturing businesses including Riggott and Co., Richard Motor Services, D S Smith, Just Fix and Network Rail.

Access to the site is over a private road leading to a gated entrance. The site has fenced and bunded perimeters.

The site has been levelled and is hardcored for HGV and container storage benefitting from good drainage with its elevated position.

To the east of the site is a Network Rail access road and the mainline.

### Tenure...

The property is available freehold with Vacant Possession.

### Outgoings...

The property has a Rateable Value of £52,500.

### Planning...

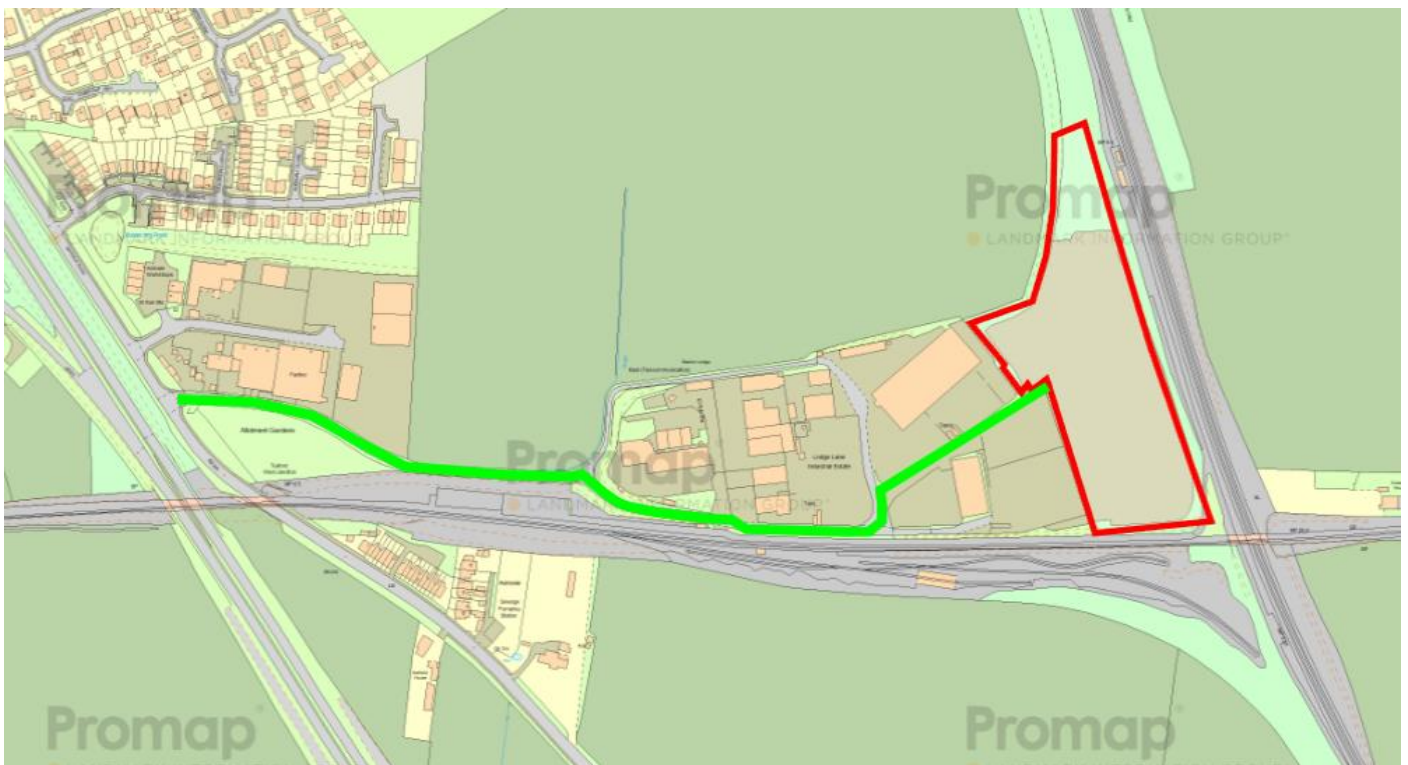
The site was part of a larger site and has Planning Permission 50/04/00015F dated 25/5/2004 granted by Bassetlaw District Council for a warehouse building extending to 20,000sqft located close to the north-west corner of the site.

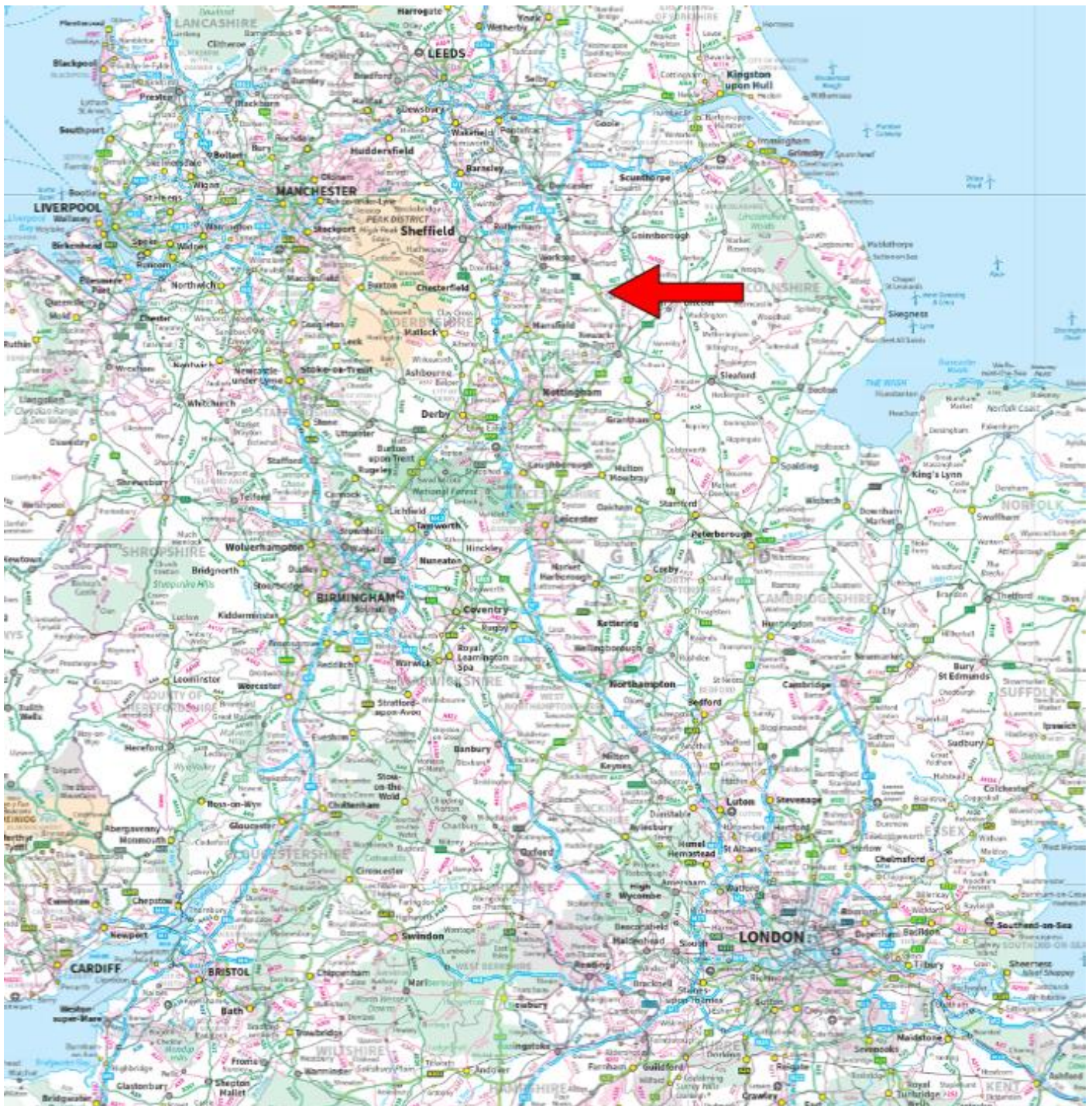
Copies of this planning permission are available on request. It is believed the planning is Extant by virtue of the fact that the planning was for two buildings, the other building has now been constructed and occupied and is located to the east of the site.

### Viewing...

All viewings are to be made by appointment through the agent.

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