

South Lincolnshire Food Enterprise Zone

Cibus Way, Holbeach, Lincolnshire, PE12 7FH

For Sale - Agri-sector Development Plots

Boundaries for indicative purposes only.

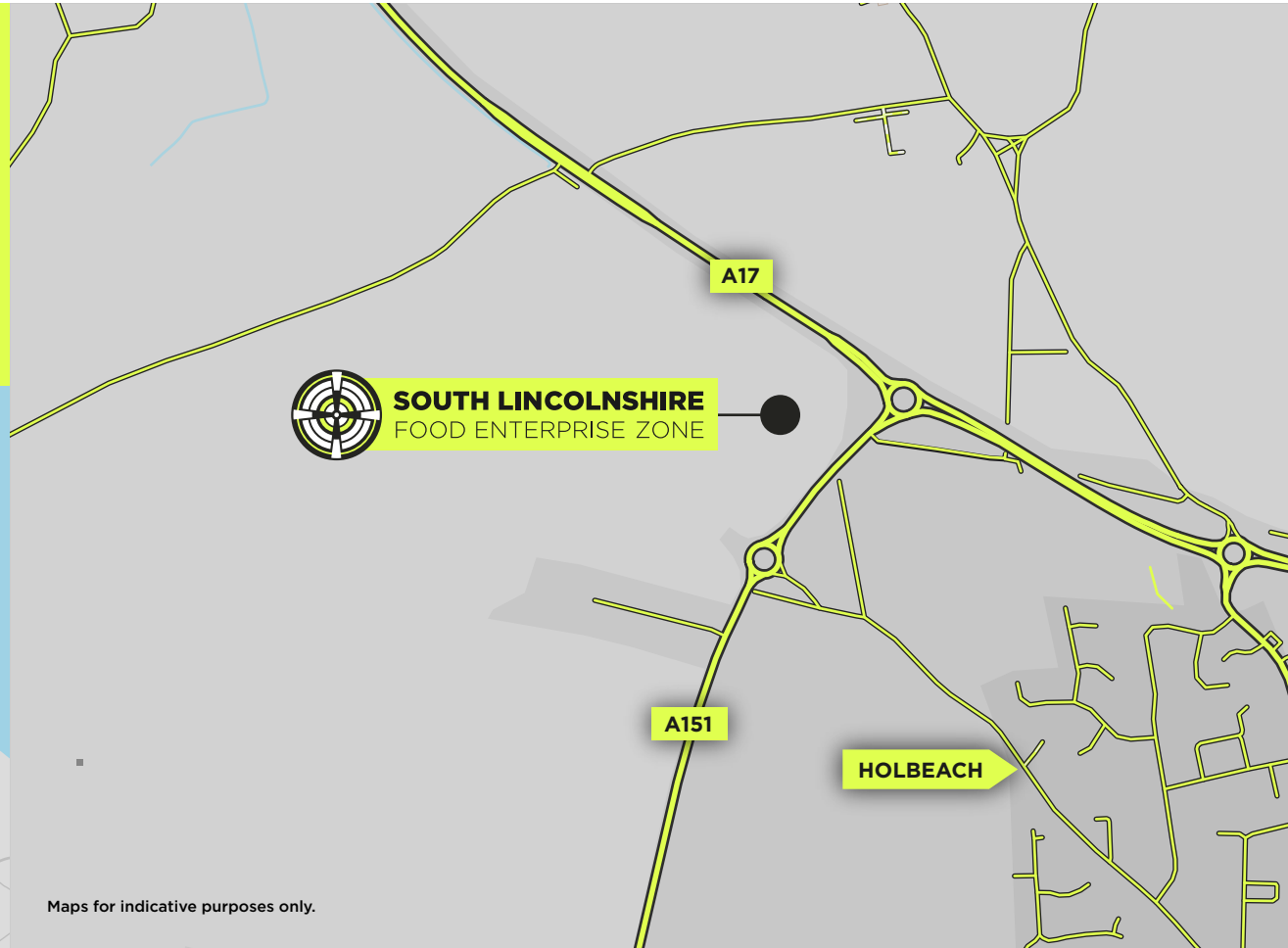


savills

Pygott
& Crone

KEY HIGHLIGHTS

- Prime agri-sector development plots centrally located in the global food processing cluster
- Ranging from 0.37 acres to 1.63 acres
- Good road connections to both the A17 and A151 Trunk Roads
- Suitable for a range of uses specific to the agri-food and food manufacturing sector (STPP)



Maps for indicative purposes only.

LOCATION

The South Lincolnshire Food Enterprise Zone is centrally located at the heart of a global food processing cluster, on the northwestern fringe of Holbeach, positioned at the intersection of the A17 and A151 Trunk Roads, approximately 8 miles east of Spalding and 24 miles north east of Peterborough, which provides direct train routes to London in 46 minutes. Spalding is also served by the East Midlands Railway Station providing services to Lincoln (53 mins) and Doncaster (1h 40 mins) to the north, and Peterborough (20 mins) to the south.

East Midlands Airport is located 69 miles to the west, serving c 90 destinations and over 4.2m passengers per annum, and is the second busiest UK airport per freight traffic after London Heathrow.

DESCRIPTION

The wider site comprises 12 serviced development plots, only 6 remain available, focused on the commercial food sector including, food processing, food manufacturing and distribution. Plot 1 has been acquired by University of Lincoln, who are acting as a key driver on the progression of the site. The site also includes The Hub, which provides a multi-use space for all business tenants including support services, networking, meeting and events space and catering. Within The Hub are specially designed workshops and office spaces to suit food manufacturing and agri-tech establishments.



ACCOMMODATION

The available plots consist of:

PLOT	ACRES	HECTARE
Plot 2	1.63 acres	0.6605 ha
Plot 6	0.37 acres	0.1485 ha
Plot 7	0.37 acres	0.1485 ha
Plot 8	0.43 acres	0.172 ha
Plot 10	0.67 acres	0.271 ha
Plot 11	0.61 acres	0.246 ha

PLANNING

The Local Development Order was adopted on 20th November 2018 and grants outline planning permission, with all matters reserved, for employment and education-led schemes on the whole of the FEZ site for the following range of uses:

- **20,000 square metres** - Offices/Research and Development - Class E (c)
- **20,000 square metres** - General Industrial Use - Class B2
- **9,500 square metres** - Non-Residential Institutional Use (education and training) - Class F.1
- **1,500 square metres** - Conference Facilities - Class F.1
- **1,500 square metres** - Financial and Professional Services Use - Class E (c)(i) and Class E (c) (ii)
- **3,000 square metres** - Hotel or Motel Use, and - Class C1
- Ancillary Storage and Distribution (Class B8) and Restaurant/Cafe Uses (Class E(b))





Boundaries for indicative purposes only.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 04.04.2024

TENURE

The plots are available on a long leasehold basis.

PRICE

PLOT	
Plot 2	£325,000 exc.
Plot 6	£75,000 exc.
Plot 7	£75,000 exc.
Plot 8	£85,000 exc.
Plot 10	£135,000 exc.
Plot 11	£125,000 exc.

VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing anti-money laundering checks.

LEGAL COSTS

Each party will be responsible for their own legal costs. Viewing and Further Information Strictly by appointment only with the Joint Agent, Savills and Pygott & Crone.

CONTACT

For further information please contact:



Victor Ktori MRICS

vktori@savills.com
+44 (0) 7870 999 467

Luke Epps BSc (Hons)

luke.epps@savills.com
+44 (0) 7811 073 302



Jasper Caudwell MRICS

jcaudwell@pygott-crone.com
+44 (0) 7795 358878