



Land at Carr Lane,  
Gainsborough, DN21 1LH

#5397/2022E



**BANKS**  
**LONG & Co**



# Land at Carr Lane

Gainsborough DN21 1LH



Agreement

For Sale / To Let



Detail

Roadside retail & leisure opportunity, or other potential commercial uses, subject to planning



Price / Rent

Upon Application



Size

0.614 ha (1.518 acres)



Location

Gainsborough, DN21 1LH



Property ID

#5937/2022E

**For Viewing & All Other Enquiries Please Contact:**



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## Property

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The property comprises an irregular shaped, cleared and level site, extending to approximately 0.614 ha (1.518 acres) with a prominent roadside frontage onto Carr Lane roundabout.

## Services

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We understand that mains supplies are available for connection to the site. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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The site has historically benefitted from unrestricted Food and Non-Food Retail planning permissions (Previous planning permission Ref: 129187)

In the agents opinion the site would be suitable for a variety of uses, including roadside retail and leisure, subject to receipt of necessary planning permissions.

Interested parties are advised to discuss any proposals they have for this site with West Lindsey District Council Planning Department.

## Tenure

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Opportunities will be available on a Design & Build basis, either For Sale Freehold or To Let on occupational lease terms, subject to specification.

The land may also be split into parcels and available Freehold and free of developer tie. Conditional proposals may be considered.

## Price/Rent

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**Upon Application and subject to individual proposals.**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of any common parts of the development.

## VAT

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VAT may be charged in addition to the rent/price at the prevailing rate.

## Legal Costs

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



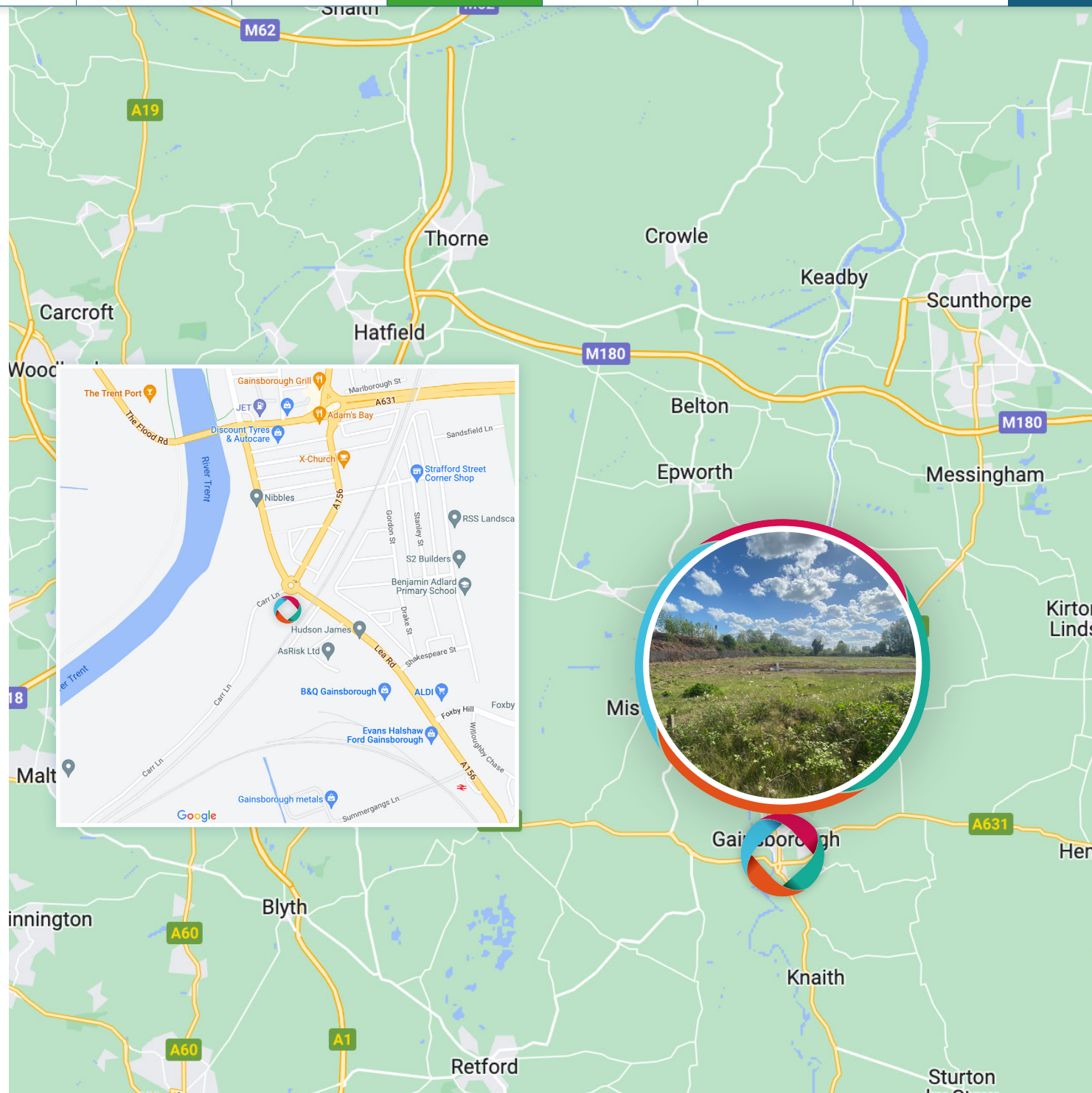
## Location

Gainsborough is a thriving market town and home to the top class High School, affordable housing and excellent transport links that connect the town with both Lincoln to the south east and Doncaster to the north west.

The site fronts Carr Lane, one of Gainsborough's busiest arterial roads accessing Gainsborough from the south via the A156.

Retailers within close proximity include B&Q, Aldi, Tesco Superstore and McDonalds.

Gainsborough has a population of 20,000 and a resident catchment within 20km of over 133,000.

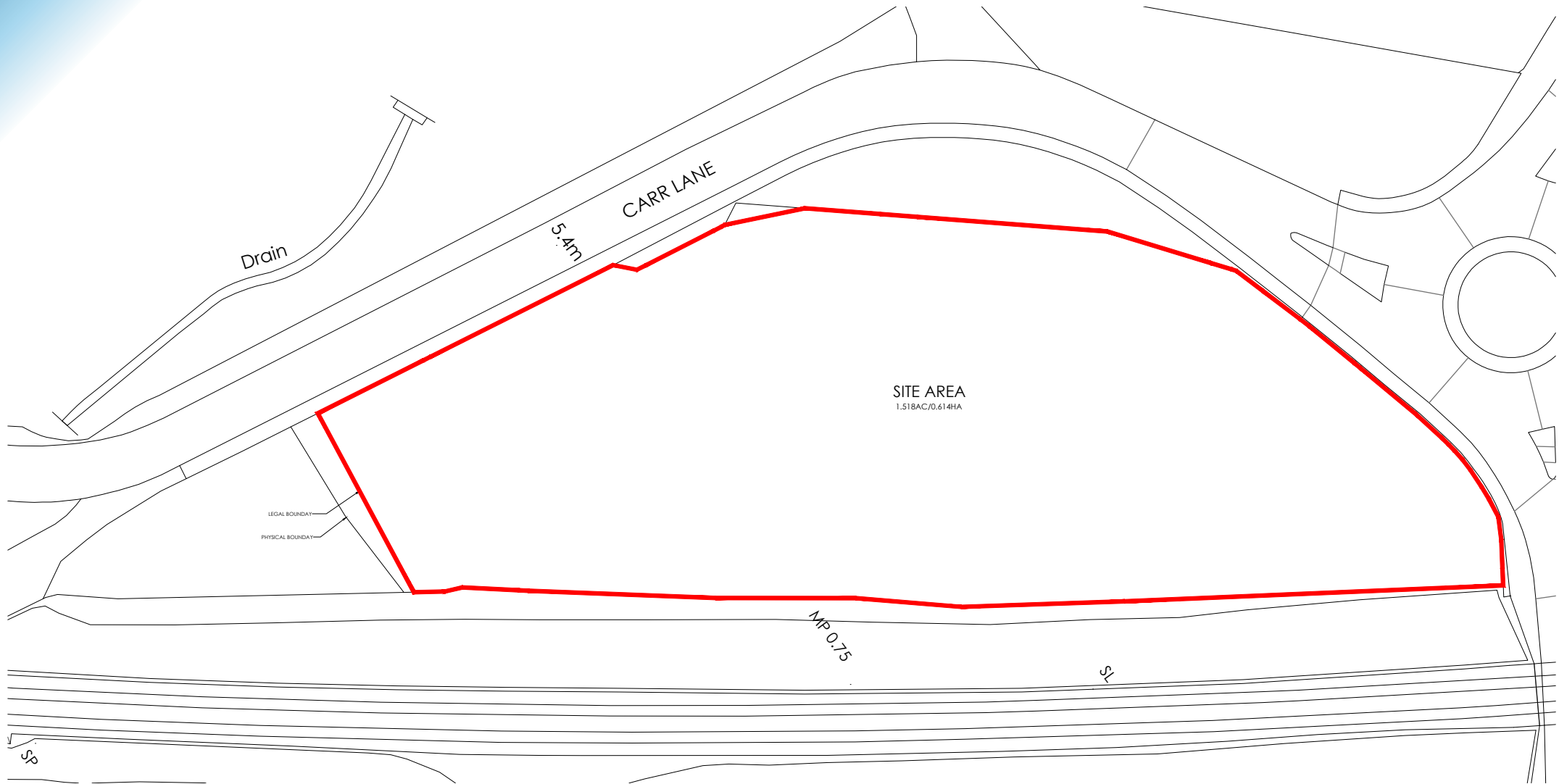








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Rev	Revision note	Date	Drawn by
	COMMERCIAL DEVELOPMENT LAND ADJACENT TO CARR LANE, GAINSBOROUGH		
	Drawn by JW	Checked	Date JUN 2019
	Scale 1:500 @ A3		
	EXISTING SITE PLAN	Dwg No F1943-00002	Rev -



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