



**Phase 2, Skegness Business Park, Holly Road,
Skegness, Lincolnshire, PE25 3TB**

#10060/2024A

Phase 2, Skegness Business Park

Holly Road, Skegness, Lincolnshire PE25 3TB



Agreement

For Sale



Detail

Development Land



Price

Pink Area - £305,000
Turquoise Area - £1,060,000



Size

Pink Area - 0.85 hectares
(2.10 acres) Turquoise
Area - 2.96 hectares (7.30
acres)



Location

Skegness, PE25 3TB



Property ID

#10060/2024A

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com

07929 105394

01522 544515

Property

The property comprises a relatively level undeveloped parcel of land accessed off a new road (to adoptable standards) between Hassall Road and Holly Road..

Accommodation

We understand that the land extends to the following areas:

Area	hectares	acres
Pink Area	0.85	2.10
Turquoise Area	2.96	7.30
Total	3.81	9.40

Services

We understand that mains supplies of water, electricity and drainage are available in the vicinity but not connected to the land. Certain documentation is available for consideration.

Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand the land is allocated for employment uses falling within Classes E(g) (iii) (Industrial Processes), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987 (amended 2020), subject to necessary planning consents.

Interested parties are advised to make their own investigations to East Lindsey District Council (<https://www.e-lindsey.gov.uk / 01507 601111>).

Tenure

The land is available **For Sale** freehold, as a whole or as two plots.

Price

Pink Area £305,000

Turquoise Area £1,060,000

Agents Note

The route of the Anglian Water pipe is shown dotted blue on the site plan. There is to be an easement retained on either side.

Lincolnshire County Council have further development land for sale in other strategic locations in the County, together with premises to let in Business Centres.

Contact: ERPropertyManagement@lincolnshire.gov.uk

VAT

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

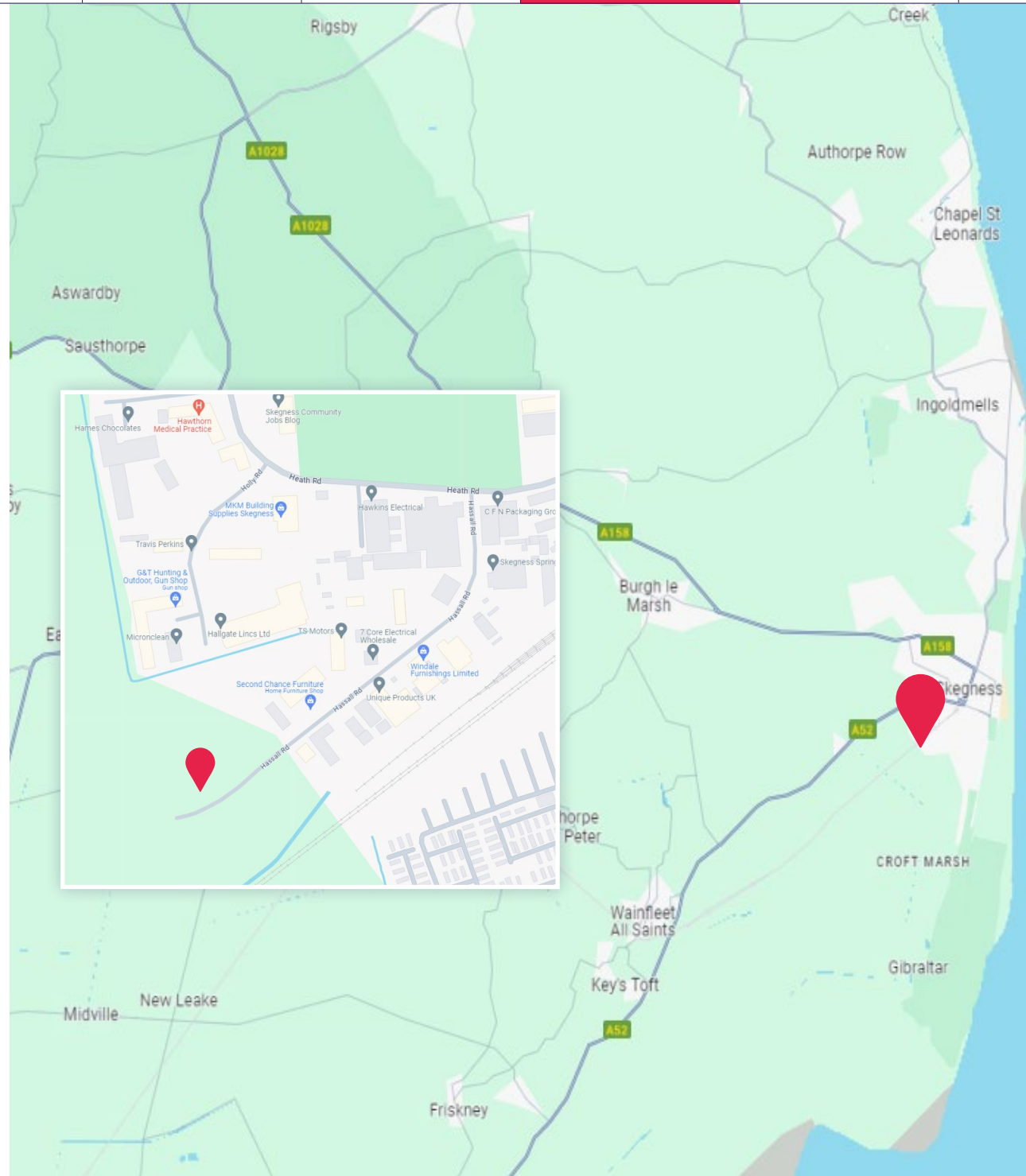
Legal Costs

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

Location

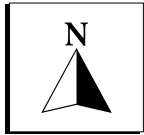
The land at Skegness Business Park forms an extension to the established industrial estate, Holly Road, to the west of Skegness town centre.

The position is surrounded by a range of notable trade counter and industrial businesses providing quick access to the A52 towards Boston and the A158 towards Lincoln.









SCALE
1:2500
@ A4

