

LAST PLOTS REMAINING



**Enterprise West Lindsey, Skellingthorpe Road,
Saxilby, Lincoln, LN1 2LR**

#9671/2023H/2024E

Enterprise West Lindsey

Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR



Agreement

For Sale



Detail

Land free of developer tie or
D&B



Price

£325,000 per acre



Size

2.2 to 4.71 acres



Location

Lincoln, LN1 2LR



Property ID

#9671/2023H

For Viewing & All Other Enquiries Please Contact:



William Wall
BSc (Hons) MRICS
Director

william.wall@eddisons.com
07717 546269
01522 544515

Property

The property comprises a new business park that provides a range of serviced land plots or Design & Build opportunities.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that the available properties provide the following site areas.

Area	Size	Price
Site 1	4 acres	SOLD
Site 2	2.2 acres	AVAILABLE
Site 3	2.51 acres	AVAILABLE
Site E	1 acre	UNDER OFFER
Site F	1 acre	UNDER OFFER
Site G	1 acre	UNDER OFFER
Site H	2.1 acres	SOLD

Services

We understand that mains services including water, drainage and electricity are available for connection. Further details available on request.

The services have not been tested and interested parties are advised to make their own enquiries of the relevant service providers.

Town & Country Planning

The business park has consent for uses falling within Classes B2 (General Industrial, B8 (Storage & Distribution) or E(g) (Offices and Light Industrial) of the Town & Country Planning Use Classes Order 1987 (amended 2020).

Interested parties are advised to make their initial investigations direct to West Lindsey District Council.

Rates

Charging Authority: West Lindsey District Council
Description: To be assessed
Rateable value: To be assessed
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

Serviced development plots of land are available **For Sale** Freehold and free of builder tie.

Alternatively, the owners are available to deliver Design & Build premises to suit an occupiers bespoke needs.

Price

Site 2 : £715,000

Site 3 : £815,750

Service Charge

Each property will contribute towards the cost of any shared services. Details available on application.

VAT

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

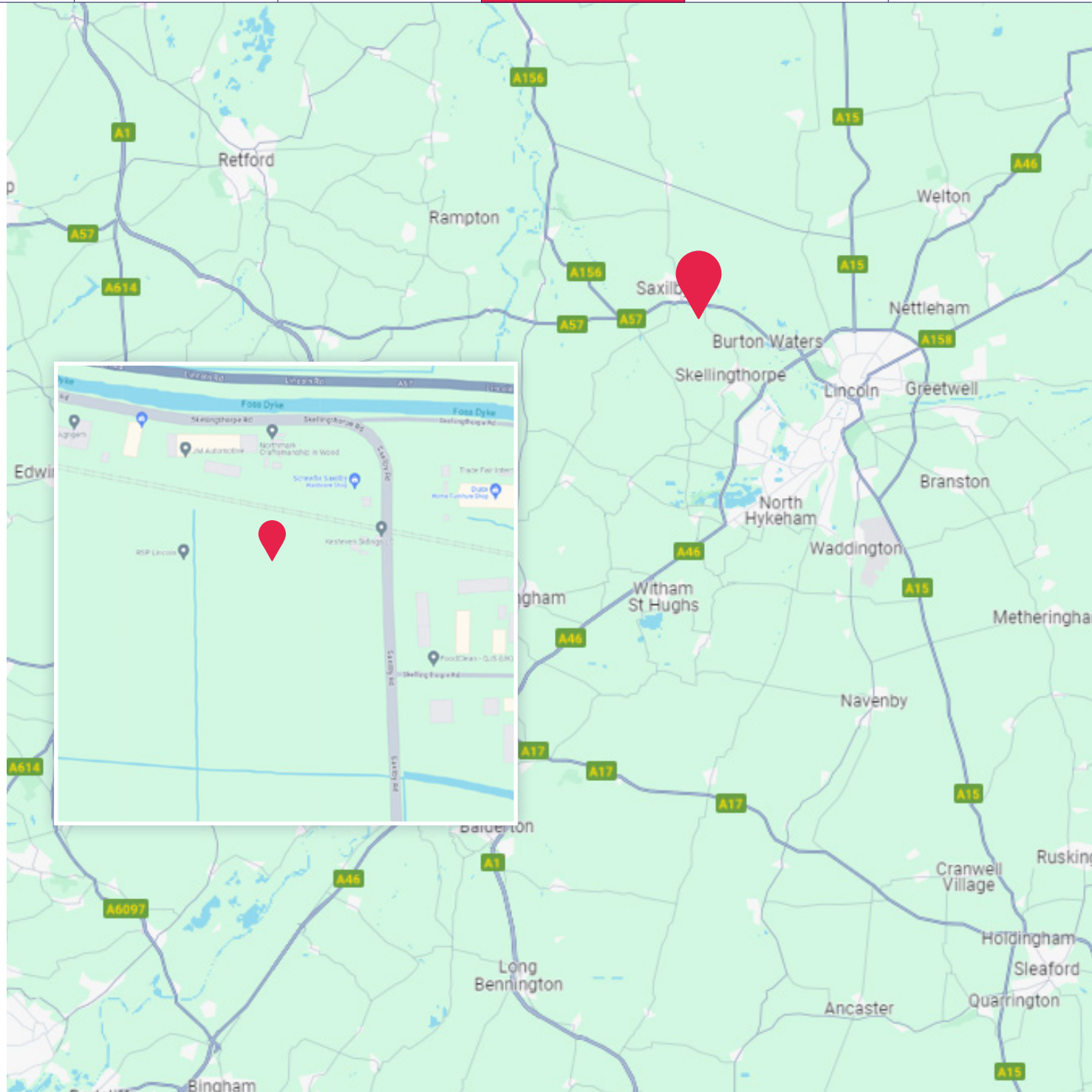
Legal Costs

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

Location

Enterprise West Lindsey is a brand new business park located opposite the established Riverside Enterprise Park and Saxilby Enterprise Park, adjacent to the A57 at Saxilby to the west of Lincoln.

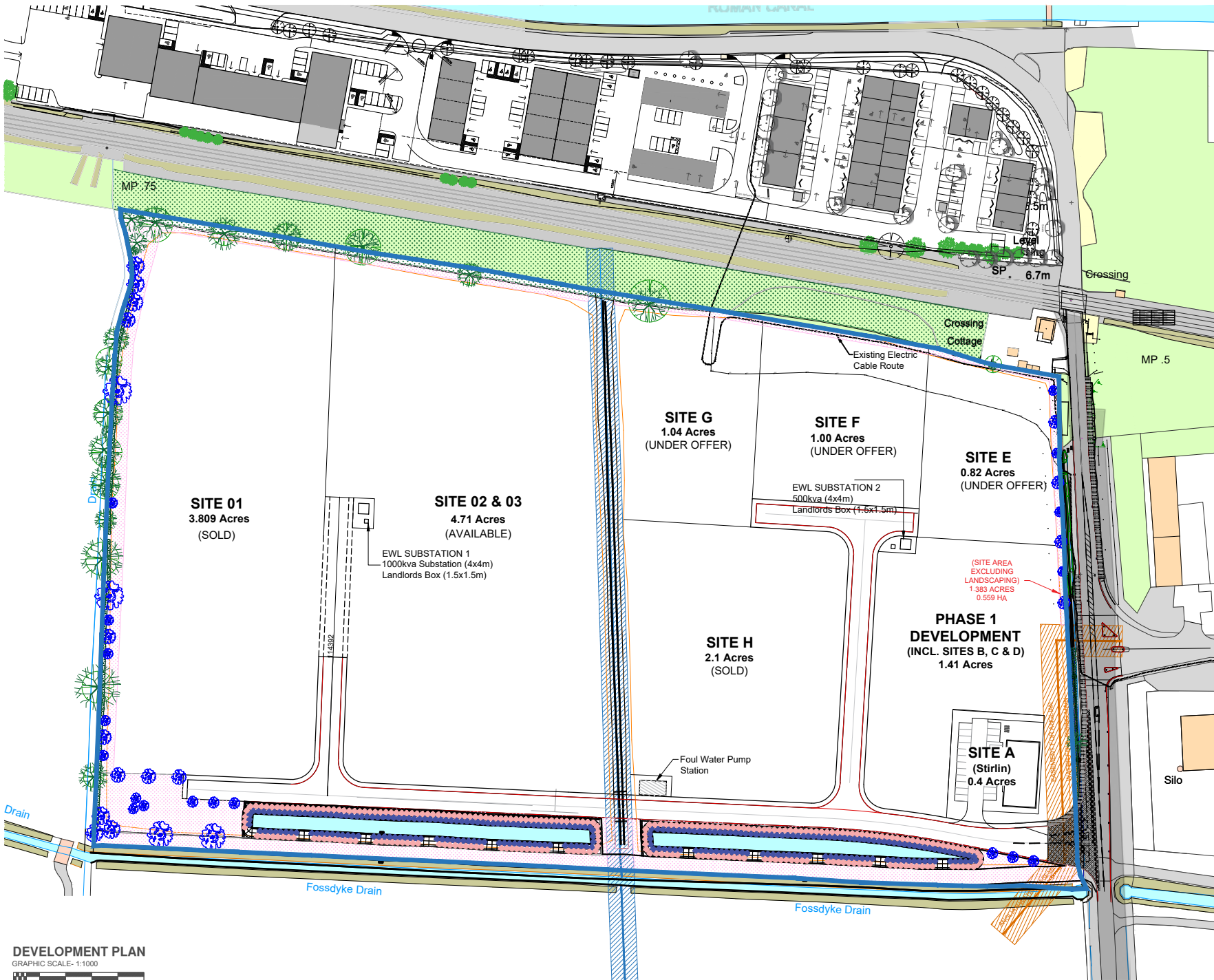
The position provides quick access to the A1 (13 miles) and the A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess 12,000 vehicles per day.











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REV.	DATE	DESCRIPTION
A	28.06.2022	TURNING HEAD REVISED AT CLIENT REQUEST
B	25.5.23	REDLINE ADJUSTED TO EXCLUDE LANDSCAPED AREAS
C	17.07.2023	SITES 02 & 03 COMBINED
D	26.09.2023	RED LINE REMOVED AT REQUEST
E	26.09.2023	SOLD STC ADDED AT REQUEST
F	04.10.2023	(SOLD STC) ADDED AT REQUEST



Subject to Survey
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Development Boundary

FOR DISCUSSION

client

project
ENTERPRISE WEST LINDSEY
SKELLINGTHORPE ROAD
SAXILBY

drawing
LAND TRANSFER PLAN
DEVELOPMENT PARCEL 02

scale
1:1000 @ A2

date
JUN 22

drawn
FCB

checked

drawing no.
7968S-CP-04

revision
F

john roberts architects

1 James Street . Lincoln . LN2 1GD
T: 01522 533441 . F: 01522 512888
E: admin@jrarchitects.co.uk
www.jrarchitects.co.uk

DEVELOPMENT PLAN
GRAPHIC SCALE- 1:1000
0m 10m 20m 30m 40m 50m