

**Drive Thru/Potential Petrol Filling Station Development Site,  
Partney Pumps Roundabout, Spilsby  
PE23 4JJ**

#F10731/2023G

# Partney Pumps Roundabout

Spilsby, PE23 4JJ



Agreement

For Sale



Detail

Existing drive thru restaurant with additional land suitable for further roadside/petrol filling station (PFS) development, occupying a prominent location on the Partney Pumps Roundabout at the A16 / A158 crossroads.



Price

Price on application



Size

Existing Building:  
71m<sup>2</sup> (764 sq ft)  
Total Site Area circa  
0.75 hectares (1.85 acres)



Location

Spilsby, PE23 4JJ



Property ID

# 10731/202G

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



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## Property

The property comprises a new purpose-built drive through restaurant unit, with associated drive through lanes and car parking, together with additional land suitable for further roadside/PFS/drive thru development in a very busy location on Partney Pumps Roundabout near Spilsby.

The broadly rectangular shaped site is situated in an easily accessible location at the junction of the A158/A16 heading northwards, a location which the Government Highway Authority website indicates enjoyed over 17,000 passing vehicles per day (last pre-Covid year in 2019). Vehicular access into the site is off the A158, which is shared with the adjacent landowner, who operate a farm shop and garden centre, and the site benefits from a long frontage extending to about 150 metres (491 feet) running northwards along the A16.

As referred to above, access into the site is taken off the A158 with a tarmac roadway into a landscaped and gravelled parking area. The existing drive thru unit has recently been constructed and this building together with the associated drive through lanes and parking, sit to the northern end of the site, leaving the southern end extending to circa 0.40 hectares (1 acre) for additional new build roadside development. Particularly for the delivery of new EV charging due to the limited availability of facilities in Lincolnshire generally.

There would also be the potential for relocating some of the existing car parking laid out for the drive thru unit onto the cleared site to the north of the existing drive thru unit, in order to extend the area available for future development.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Kiosk GIA	71	764
Total Site Area	0.75 hectares	1.85 Acres

## Town & Country Planning

The use of the site as a drive thru with associated car parking was approved under Planning Application reference N/136/02061/20. This was for the extension of the small kiosk on the site into a larger drive through unit, which was recently completed.

The site is not located in a Conservation Area and the building is not Listed.

The balance of the site formerly had Planning Permission under reference number N/136/00330/14 for a café, retail unit service type building, with a kiosk and lorry park.

In our opinion, the site offers potential for additional new build roadside/PFS development on the remaining areas on the southern section of the site, subject to receipt of the necessary Planning Permissions from East Lindsey District Council.

Interested parties are advised to contact the Local Planning Authority with any specific planning queries they may have for the land.

## Rates

**Charging Authority:** East Lindsey District Council

**Description:** To be assessed

**Rateable value:** To be assessed

**UBR:** 0.512

**Period:** 2023-2024

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

The whole site is available For Sale with vacant possession on completion.

As an alternative, the Vendors may consider selling off individual parts of the site. However, their preference is a sale of the whole.

## EPC

In course of preparation.

## Method of Disposal

The site is being offered for sale by way of private treaty with offers invited ideally on an unconditional subject to contract basis only. Alternatively offers made on a conditional subject to planning basis, will also be considered.

In the case of the latter, the purchasers will be required to pay a non-returnable deposit of £10,000 on exchange of conditional contracts, secure Planning Permission and complete their purchase of the property within 12 months from the date of exchange of conditional contracts.

## Price

**On Application**

## Services

We understand that all mains services including 3 phase electricity and fibre optic broad band are available and connected to the site.

The location and capacity of these have not been identified and interested parties are advised to make their own investigations to the relevant utility service providers.

## VAT

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

## Legal Costs

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

## Viewings

The site can be viewed from the road at any time. However, in order to gain access into the site, interested parties will need to arrange a viewing with the Agents.

## Location

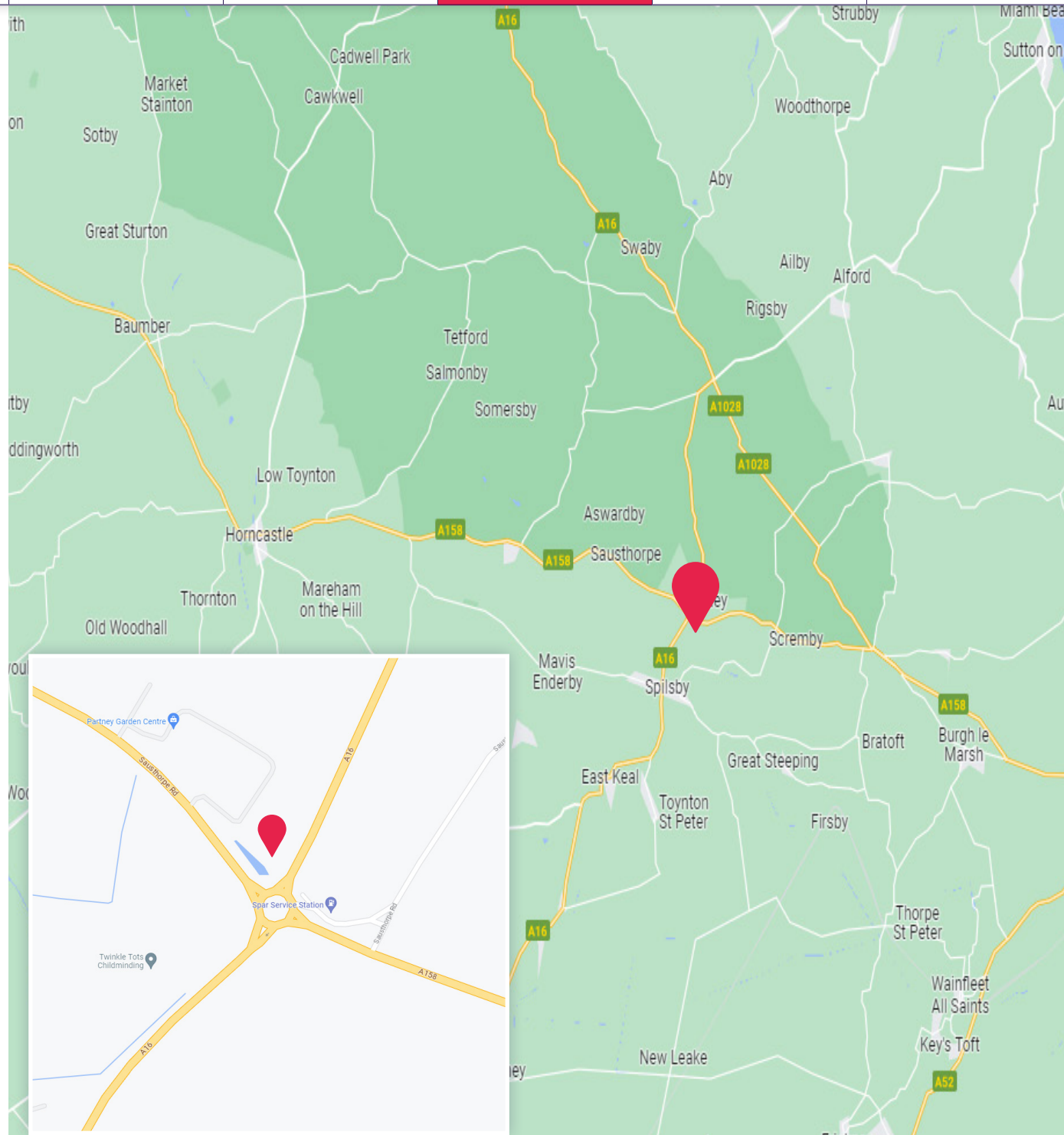
The site sits in a high-profile location on the northern side of the Partney Pumps Roundabout junction, with the east bound carriageway of the A158 from Horncastle, forming its southern boundary and the A16 heading north towards Louth, its eastern boundary.

The A158 forms the main and busiest coastal road from Lincoln to Skegness and the other East Lincolnshire coastal resorts, such as Ingoldmells and Mablethorpe, whilst the A16 is one of the major trunk roads running north to south within the eastern half of the county, linking Grimsby and Boston.

Louth is located around 20 miles to the north via the A16, Boston around 35 miles to the south, also via the A16, Horncastle around 10 miles to the west and Skegness, a similar distance to the east. Lincoln is situated around 35 miles to the west.

The Department of Transport highway data for the last available year in 2021 (so during Covid Pandemic, when travelling was still restricted during periods) shows around 15,650 vehicular trips per day along these two roads and across this roundabout. In 2019, (so the year before the Pandemic), passing vehicular numbers in the same locations were in excess of 17,000 per day, with these numbers increasing significantly during the summer months when visitors to the Coast will use this route to travel to and from these resorts.

The existing Spar convenience store and petrol filling station on the eastern side of the roundabout trades very well, with vehicles regularly queuing onto the public highway in order to access the facilities offered by the station. Apart from this facility, there are limited competing roadside/drive-thru/pfs outlets found nearby on these busy routes.







Partney Pumps Roundabout, Spilsby PE23 4PF

