



RETAIL UNITS
TO THE EAST



Land at Deacon Road, Lincoln
LN2 4JB
#10780/20231

Land at Deacon Road

Lincoln, LN2 4JB



Agreement

For Sale



Detail

Land



Price

£125,000



Size

0.113 ha (0.28 acres)



Location

Lincoln/LN2 4JB



Property ID

#10780/2023I

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)

Surveyor

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Property

The site comprises a rectangular shaped parcel of undeveloped land equating to 0.113 ha (0.28 acres) in size with frontage to Deacon Road of approximately 50m and an approximate depth of 23.5m.

Immediately to the North of the site is Aldi.

Accommodation

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

Area	Hectares	Acres
Site Area	0.113	0.28

Services

We understand that mains water, electricity and drainage may be available in the vicinity of the site, although interested parties are advised to make their own investigation to the relevant utility service providers.

Town & Country Planning

The site is previously developed land. We are not aware of any current planning consents or applications, however we understand the site is located within an Important Established Employment Area (Policy S31) and a District, Local and Village Centre (Policies 35 and 40), according to the Central Lincolnshire Local Plan.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Tenure

The site will be sold Freehold with vacant possession upon completion.

Price

£125,000

VAT

VAT will 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.

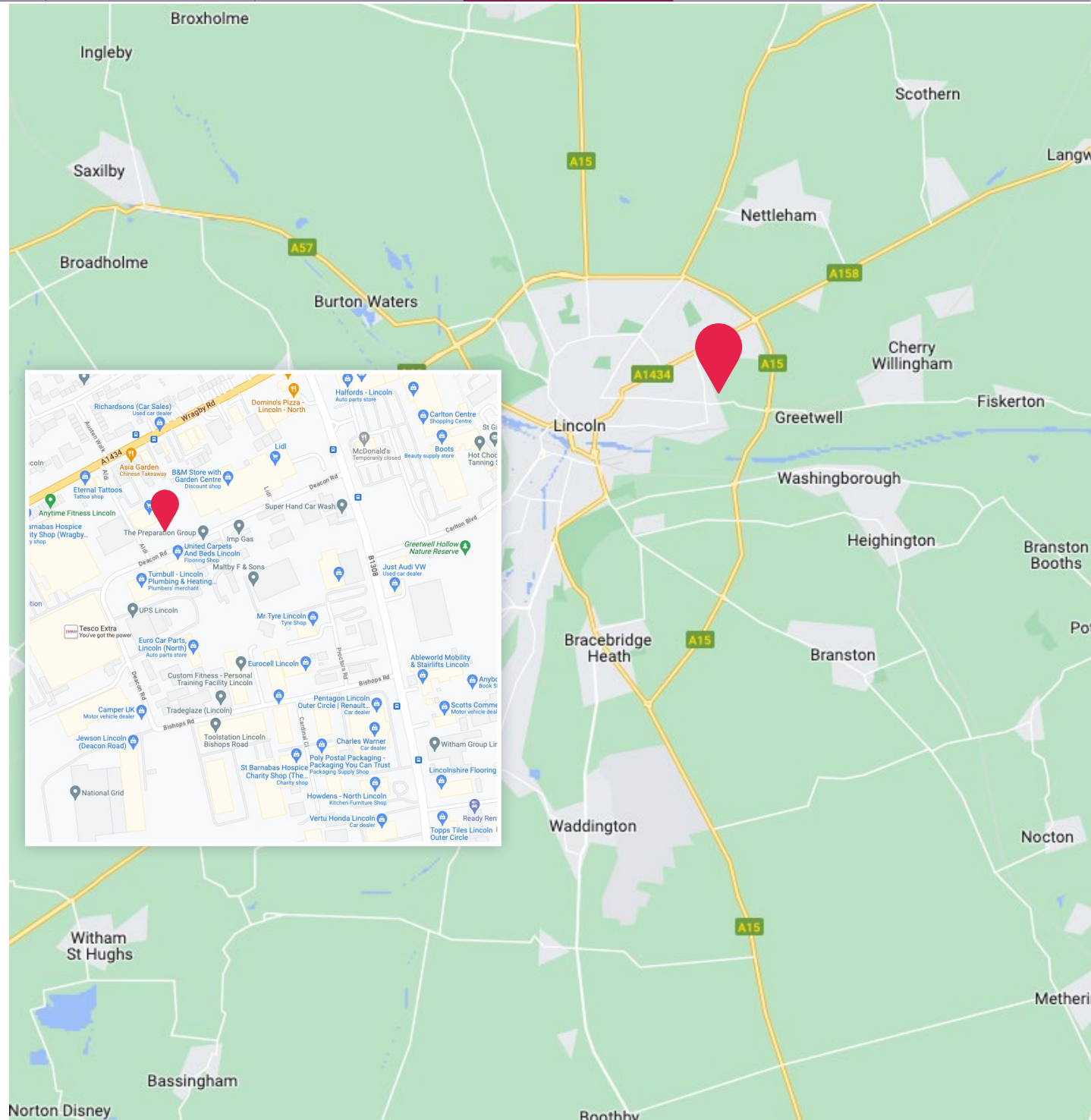
Agents Note

We understand that contamination and Japanese Knotweed are present on site. A full Ground Investigation Report (dated 2020) is available from the Agents, although buyers cannot rely on this. A Japanese Knotweed Management Plan is in place and is available from the Agents.

Location

The site is located within an established commercial and retail area to the north west of Deacon Road directly adjacent to Aldi Supermarket. Located 1 mile to the east of Lincoln City Centre, the site is surrounded by a range of national occupiers including Tesco Extra, B&M Stores, Lidl and McDonald's.

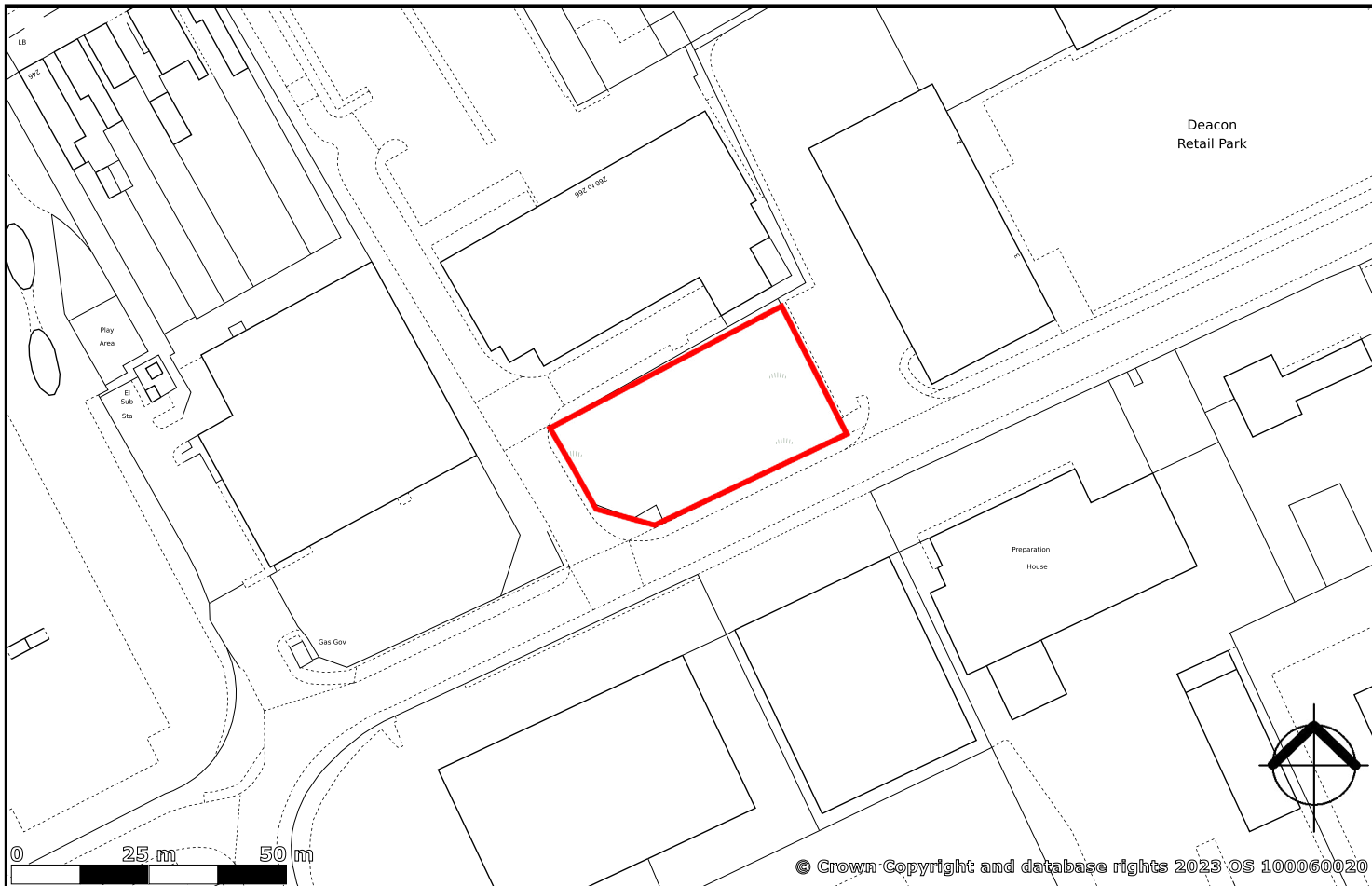
The site benefits from being located within a mile of the Lincoln Eastern Bypass which enables direct access to the A46 and A1 thereafter.







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Plotted Scale - 1:1,250