



Former Brewery Land & Building, West Street, Alford  
*Expressions of Interest Invited*

**Willsons**  
SINCE 1842



Former Brewery Land & Building  
West Street  
Alford, Lincolnshire

”AGENT’S COMMENTS”

An opportunity to purchase the former brewery site including the old Straven Knitwear shop extending in total to 1.40 acres (or thereabouts) situated within close proximity to the centre of the market town of Alford.

The land is particularly well located within the town and lends itself for residential or commercial development subject to obtaining the appropriate planning permission.

The vendors are open to negotiations surrounding the structure of any potential purchase and we therefore invite expressions of interest on behalf of our clients.

EXPRESSIONS OF INTEREST INVITED

Offers in the region of **£200,000 + VAT**

AGENTS DETAILS

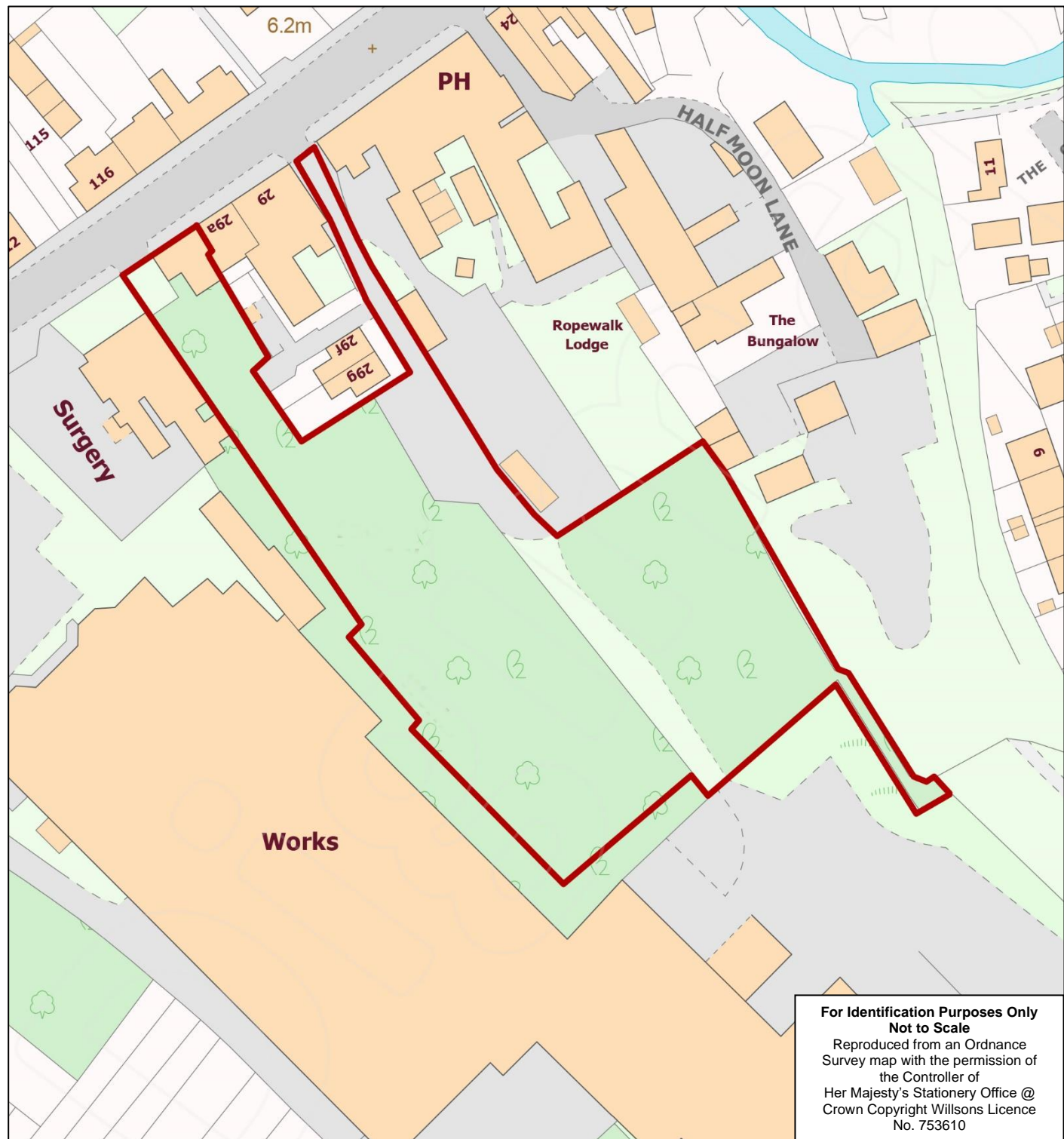
**Willsons**  
124 West Street  
Alford  
Lincolnshire  
LN13 9DR



**Contact:** Wayne Mountain

**Tel:** 01507 621111 **M:** 07796 961158

**Email:** w.mountain@willsons-property.co.uk



For Identification Purposes Only  
Not to Scale  
Reproduced from an Ordnance  
Survey map with the permission of  
the Controller of  
Her Majesty's Stationery Office @  
Crown Copyright Willsons Licence  
No. 753610



## LOCATION AND ACCESS

The property and land is situated off West Street in the market town of Alford. There are two existing accesses, one adjacent to the building being the former Straven Knitwear shop and one by the Half Moon public house.

## TENURE & POSSESSION

The Freehold interest in the site is being offered for sale with full vacant possession upon completion.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We understand that there is a permissive Right of Way through the land. All of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars.

## SERVICES

We understand that mains water and electricity are connected to the site and to the building. Prospective purchasers should make their own enquiries in respect of the availability and connection of all services to the site.

## POTENTIAL USES

The vendors have taken professional advice as to the potential development of the site for residential dwellings and has had a residential development scheme designed for the site which includes 17 dwellings. No formal application to East Lindsey District Council has been made at this time.

We also believe that the site may lend itself for commercial units subject to obtaining the appropriate planning permission.

All prospective purchasers should make their own enquiries as to any development potential on the site.

## DOCUMENTS AVAILABLE

- Draft plans for residential development site undertaken by Lincs Design Consultancy in June 2021.
- Phase 1 (Desk Study) Report undertaken by Humberside Materials Laboratory Ltd with regards to potential contamination on site.
- Phase 2 (Ground Investigation) Report undertaken by Humberside Materials Laboratory Ltd with regards to potential contamination on site.

## STRUCTURING OF POTENTIAL PURCHASE

The vendor appreciates the complexities related to the potential development of this site and therefore are receptive to opening discussions as to the most beneficial way for a deal to be structured. This can include but is not limited to an outright sale in one transaction, a joint venture, or staged payments. It is expected that contracts shall be exchanged and completed within a reasonable timescale, which is to be agreed between both parties.

## EXISTING BUILDING

The property includes the building which was formerly used as the Straven Knitwear shop. The building is in need of renovation and therefore we are unable to allow internal viewings.

## PLANS & AREA

The plans detailed on the brochure are for information and identification purposes only. Land Registry compliant plans shall be provided once a sale has been agreed and solicitors have been instructed. The land totals an area of approximately 1.40 Acres.

## BOUNDARIES

The western boundary against the Safelincs factory is 6 meters away from the factory walls as demarcated on the ground with marker posts.

The purchaser is deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

## VIEWING

Viewing is strictly by appointment only. We ask that prospective purchasers contact Willsons Alford office on 01507 621111 to arrange to view the site.

Potential purchasers must take particular care of any potential hazards which are present on site, both visible or not, and all persons entering onto the land do so entirely at their own risk and neither the vendor nor the selling agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

## VAT

The sale will attract VAT at 20%.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## LOCAL AUTHORITIES

**Lincolnshire County Council**, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

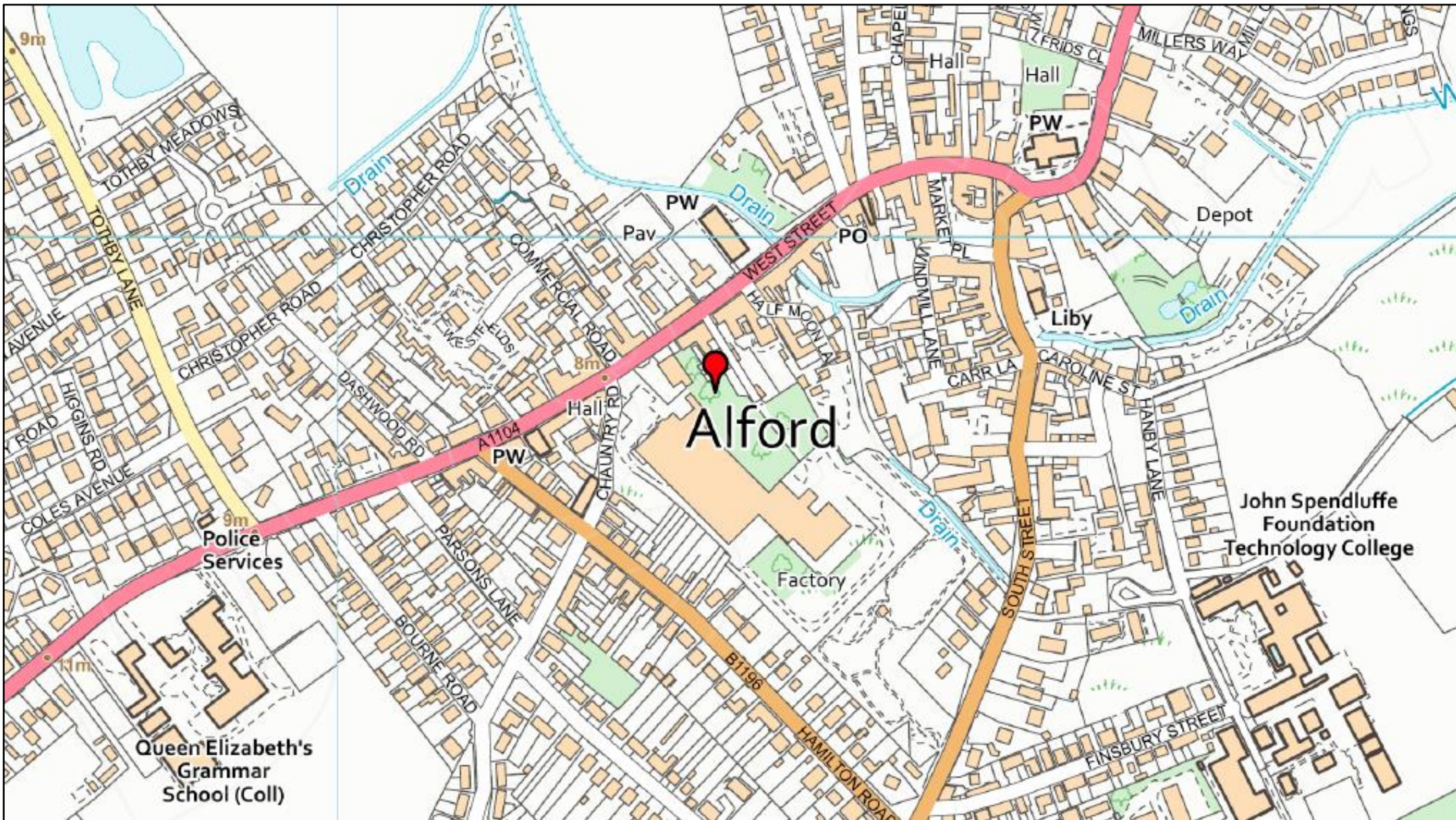
**East Lindsey District Council**, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

**Lindsey Marsh Drainage Board**, Manby Park, Wellington House, Manby, Louth, LN11 8UU – Tel: 01507 328095

## METHOD OF SALE

The property is offered for sale by Private Treaty.





**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.