

FOR SALE

PROMINENT ROADSIDE DEVELOPMENT OPPORTUNITY

Lincoln Road, Washingborough, Lincolnshire, LN4 1AT



PROPOSED
Sainsbury's

Key Highlights

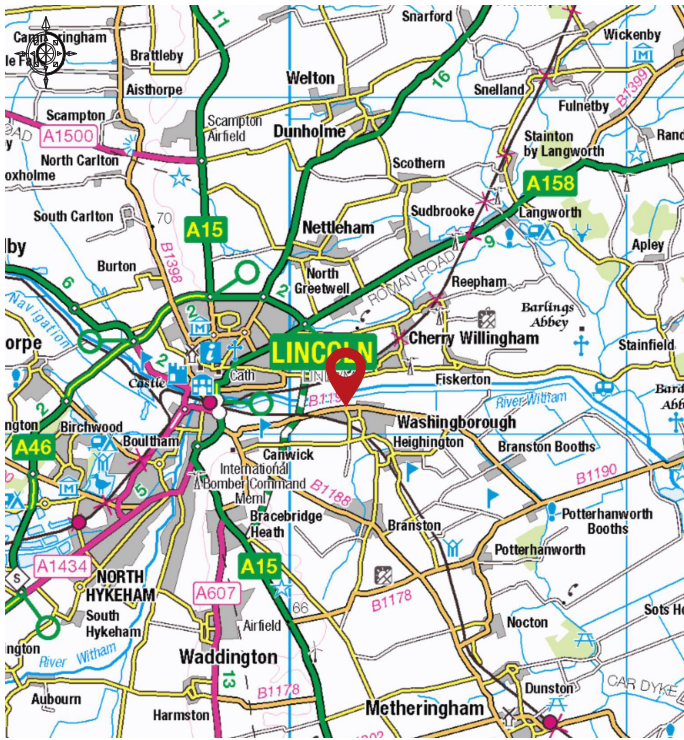
- Located in the affluent Lincoln suburb of Washingborough, to the east of Lincoln and in close proximity to the Lincoln Eastern Bypass (A15)
- Adjacent to proposed Sainsbury Supermarket development
- Extending to approximately 2 acres

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LOCATION

Washingborough is an affluent suburb of the city of Lincoln and is located approximately 3 miles east of Lincoln city centre.

The historic and attractive cathedral city of Lincoln is the county town and dominant retail destination within Lincolnshire, with a population of 103,800 people (2021 Census). Lincoln is located approximately 36 miles north east of Nottingham, 50 miles north of Peterborough and 48 miles south east of Sheffield.

Located at the intersection of the A46 dual carriageway, A15 and A57 trunk roads, Lincoln benefits from excellent road communications. Additionally, the A1 and M1 Motorway are 11 miles and 35 miles west of the city respectively.

The property lies 3 miles north of Lincoln Railway Station, which provides regular services to Newark-on-Trent and Peterborough. There are also regular train services to London via Newark North Gate.

SITUATION

The property is prominently situated to the north of Washingborough centre, on Lincoln Road, which leads directly to Lincoln's Eastern Bypass (A15), 1 mile to the west.

DESCRIPTION

The site is vaguely rectangular in shape and generally level in topography.

The neighbouring plot of land has been granted detailed planning consent (application number 22/0362/FUL) for the development of a new foodstore (Class E) with associated new

access onto B1190, parking, servicing, drainage, landscaping and habitat area as well as highway works and the creation of new access in adjoining field.

SITE AREA

The site extends to approx 2 acres.

TENURE

The property is available on a freehold basis.

PRICE

On application.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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