



REDEVELOPMENT OPPORTUNITY

HAYWAIN MOTEL, ULCEBY CROSS ROUNDABOUT, ULCEBY, ALFORD LN13 0EY

- A rectangular site with excellent wide profile onto the **A16, A1028 & A1104**.
- Site area approx. 0.89 acres (0.36 hectares)
- Ulceby Cross is a busy arterial route to the Lincolnshire coast and Market Towns such as Alford and Spilsby.
- Site suitable for redevelopment on a Subject to Planning basis, potentially as a Convenience Store or Drive-Thru.
- Unconditional and Subject to Planning offers invited.

GUIDE PRICE: PRICE ON APPLICATION

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BROWN & CO JHWalter

Property and Business Consultants

LOCATION

Ulceby Cross is a busy roundabout within the Lincolnshire Wolds where the A16 meets the A1028 & A1104 around 3.5 miles to the east of Alford and 5.5 miles north of Spilsby.

It is a key turn for those travelling to the Lincolnshire Coast, Alford, Skegness and Boston.

DESCRIPTION

The site briefly comprises a rectangular and level parcel of land offering a wide profile onto the busy Ulceby Cross roundabout extending to approximately 0.89 acres (0.36 hectares).

Currently the site has two unused buildings which were previously used as a country pub with 17-bedroom Motel and an Indian restaurant. Brown & Co have not inspected the building internally.

We believe the site is suitable for redevelopment and may offer the potential, given the location and size of the site for redevelopment for Commercial purposes to include Convenience Store or Drive-Thru facility.

PLANNING

The Site and Premises has previously been used as a Hotel and a Restaurant and as such has an established use classified as C1.

We would recommend that prospective purchasers contact East Lindsey District Council regarding advice associated with planning-related matters in relation to this site. Tel: 01507 601111.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is being sold subject to, and with the benefit of all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other obligations, easements and quasi-easements and all wayleaves whether referred to or not within these Sales Particulars.

SERVICES

We understand that the site benefits from connection to mains electricity, water and drainage. Interested parties are advised to make their own enquires with the relevant Statutory Authorities prior to submitting an offer to acquire this site and to confirm the availability and capacity of services referred to herein.

EPC RATING

The existing properties on the site have an EPC Rating of E106 and D78.

METHOD OF SALE

My clients are receptive to both Unconditional and Subject to Planning offers in respect of this site and property. The property is offered for sale by way of a freehold title with vacant possession to be granted upon completion.

PRICE

Our client is inviting offers for the freehold interest in this site and any interest received will be judged upon its merits and against any conditions attached to said offer in terms of planning etc.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in respect of any transaction negotiated.

VAT

The asking price quoted herein is exclusive of, but may be liable to VAT at the prevailing rate and prospective purchasers should clarify the position regarding VAT prior to making an offer to acquire this property.

VIEWING AND FURTHER INFORMATION

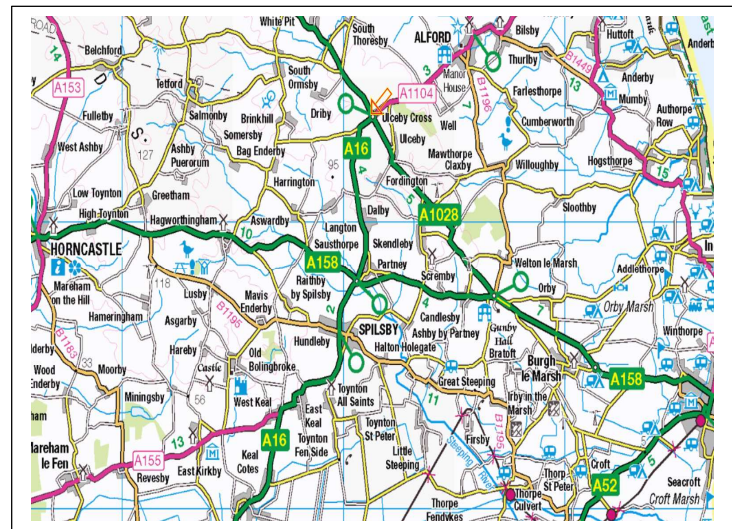
Strictly by prior appointment with the Sole Selling Agents:

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LOCATION PLAN



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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