

REDEVELOPMENT OPPORTUNITY

LAND ON THE SOUTH-EAST SIDE OF GAINSBOROUGH ROAD, SAXILBY, LINCOLN LN1 2LX

- A rectangular site with excellent wide profile onto A57.
- Site area approx. 0.89 acres (0.36 hectares)
- Site suitable for redevelopment on a Subject to Planning basis, potentially as a Drive-Thru.
- Unconditional and Subject to Planning offers invited.

GUIDE PRICE: £150,000 FREEHOLD

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LOCATION

The property is situated fronting the busy A57 adjacent to Tom Otters Lane approximately 1 mile west of Saxilby and 6 miles west of Lincoln City Centre.

DESCRIPTION

The site briefly comprises a former petrol station on a rectangular and level parcel of land offering a wide profile onto the busy A57 extending to approximately 0.48 acres (0.19 hectares).

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 a Drive-Thru.

We have been advised the land has been decontaminated and the vendor can provide remediation reports, Environment Agency sign-off and bore hole sampling reports. Reports can be provided upon request.

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.

TOWN AND COUNTRY PLANNING

The Site and Premises have previously been used as a Petrol Station and as such has an established use classified as Sui Generis.

We would recommend that prospective purchasers contact West Lindsey District Council regarding advice associated with planning-related matters in relation to this site. Tel: 01427 676676

VAT

We have been advised that the vendor has elected to charge VAT.

LEGAL COSTS

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

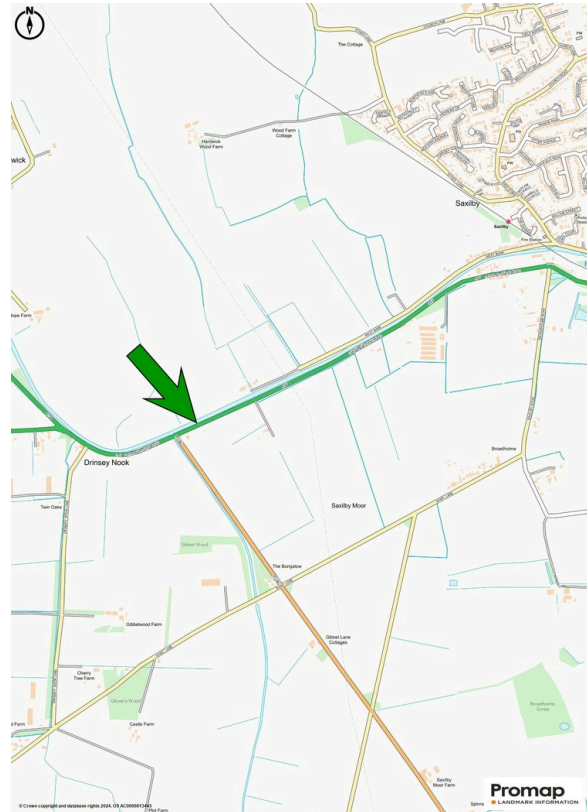
VIEWING AND FURTHER INFORMATION

For further information, or to arrange a viewing please contact:

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