



## POTENTIAL COMMERCIAL DEVELOPMENT OPPORTUNITY FOR SALE

LAND TO THE EAST OF A1, COLSTERWORTH

**GUIDE PRICE - £250,000**

- Site area approx. 9 acres (3.6ha)
- Located to the north of Colsterworth Services
- Good access to A1 north and southbound
- Adjacent to McDonald's and Jubilee Service Station

**John Elliott**

Brown&Co

07919694223

01522504303

E : john.elliott@brown-co.com

**Alistair Anderson**

Brown&Co

07442954411

01522504315

E : alistair.anderson@brown-co.com

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
T 01522 457800 | E lincoln@brown-co.com

**BROWN & CO** JH Walter

## LOCATION

Colsterworth is a village approximately 9 miles south of Grantham and 14 miles north of Stamford. The site is located to the north of the A151 and has good connections for access to the A1 northbound and southbound.

The site is located to the north of Colsterworth Services, adjacent to McDonald's and Jubilee Service Station. To the south of the A151 is Esso Petrol Station, SPAR convenience store, Colsterworth Lorry Park and A1 Stadium Diner.

## DESCRIPTION

The property is of irregular shape, comprising of two adjoining paddocks totalling 9 acres (3.6 hectares). The northern paddock abuts the A1 carriageway and the southern paddock abuts the A151, together wrapping around the existing commercial development.

Given the location and surrounding development, we believe there could be potential for commercial expansion or industrial development, subject to planning.

## PLANNING

We would recommend that prospective purchasers contact South Kesteven District Council regarding advice associated with planning-related matters in relation to this site. Tel: 01476 406080

## 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

Interested parties are advised to make their own enquiries with the relevant Statutory Authorities prior to submitting an offer to acquire this site to confirm the availability and capacity of services referred to herein.

## VAT

The asking price quoted herein is exclusive of VAT.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Selling Agents

## GUIDE PRICE

The guide price is £250,000. We are inviting offers subject to a 25% overage for 50 years. However, the landowner may consider offers without overage depending on price.

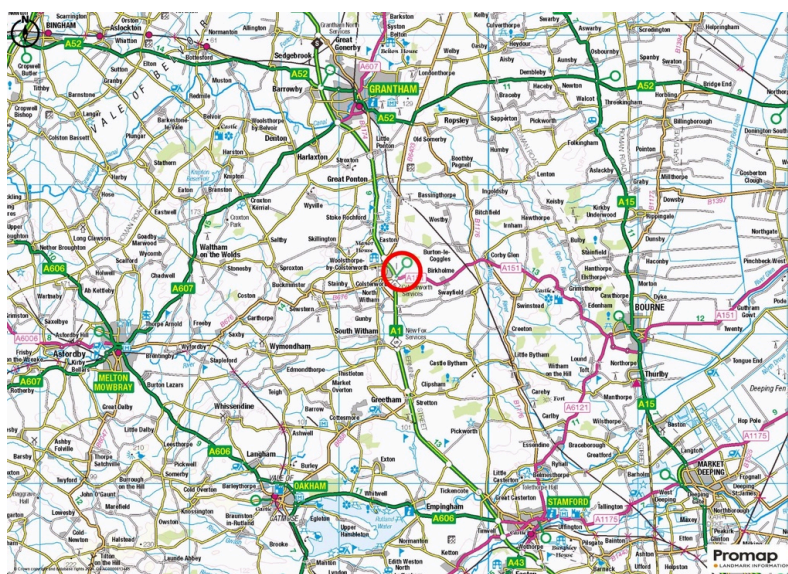
For further information or to arrange a viewing please contact:

Brown&Co Lincoln

John Elliott  
5 Oakwood Road, Lincoln  
LN6 3LH

Tel: 01522 504303

Mob: 07919 694223



## 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 other 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 Basic 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH  
T 01522 457800 | E [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

**BROWN & CO** JH Walter

Property and Business Consultants