



Strategic employment site development opportunity – B1/E(g), B2 and B8 uses

Stamford Gateway, Empingham Road, Stamford, Lincolnshire PE9



BNP PARIBAS
REAL ESTATE

Land at Stamford Gateway, Empingham Road, Stamford, Lincolnshire PE9 2XP

Freehold Site for Sale

- Site area of approximately 8.47ha (21.6 acres)
- Allocated Strategic Employment site close to the Stamford town centre
- Adjacent to A1 junction and extensive frontage onto the A606, Empingham Road
- Neighbouring Lamberts Place, a recently completed Taylor Wimpey scheme of 400 residential units
- Situated 15 miles from Peterborough/18 miles from Grantham/29 miles from Huntingdon

Location

The site is known as located within the Exeter Park development on the western edge of Stamford, a town within southern Lincolnshire which has a population of approx. 20,000. The town is situated 15 miles north west of Peterborough, 29 miles north of Huntingdon and 45 miles north of Cambridge. The site benefits from nearby access to the A1 (providing links to London and the North) and direct access to Empingham Road (A606) (leading to Oakham, Melton Mowbray and Nottingham) which run parallel to the northern and western boundaries of Exeter Park respectively.

Stamford railway station is situated approximately 1.5 miles from the site which provides mainline rail services to Peterborough, Huntingdon and Cambridge with journey times of circa 15 minutes, 40 minutes and 1 hour, 10 minutes respectively, as well as the wider rail network.

Description

The original Exeter Park masterplan outline consent (application ref: S12/0864) was granted in 2013. The strategic extension to Stamford comprises of 400 residential homes which are now complete and a strategic employment zone of up to 10ha.

The subject site comprises a triangular shaped land parcel which is approximately 8.47 hectares (21.6 acres) in size, and falls on the edge of the market town of Stamford. It is bound by Empingham Road (A606) to the north, a recently constructed residential development by Taylor Wimpey to the east and south, and the A1 to the west.

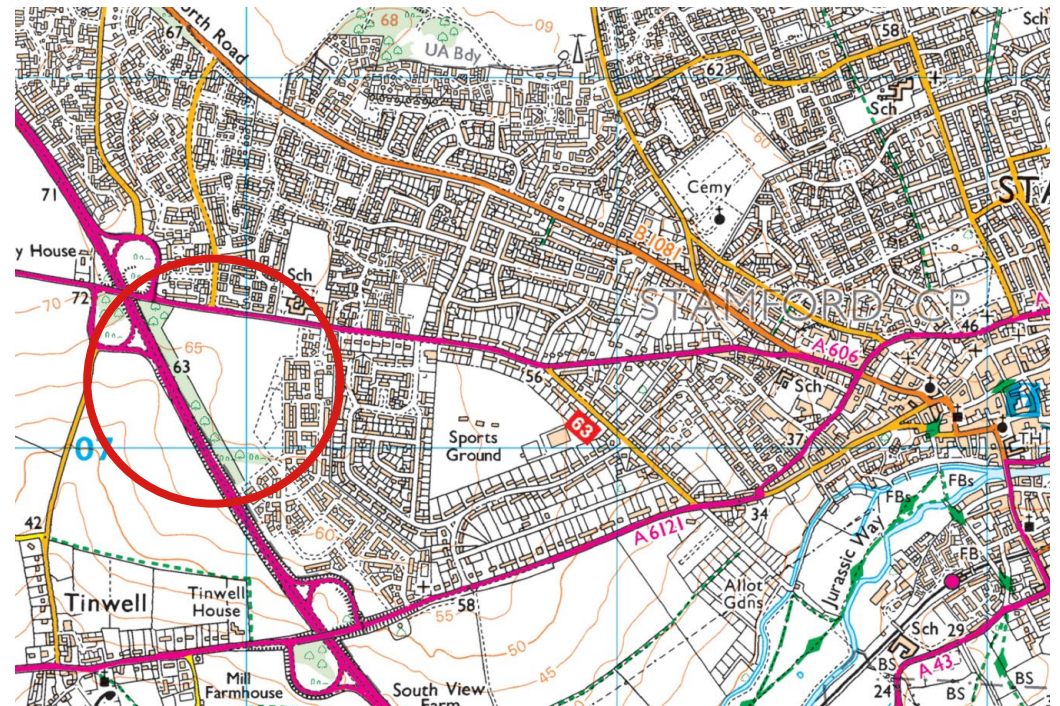
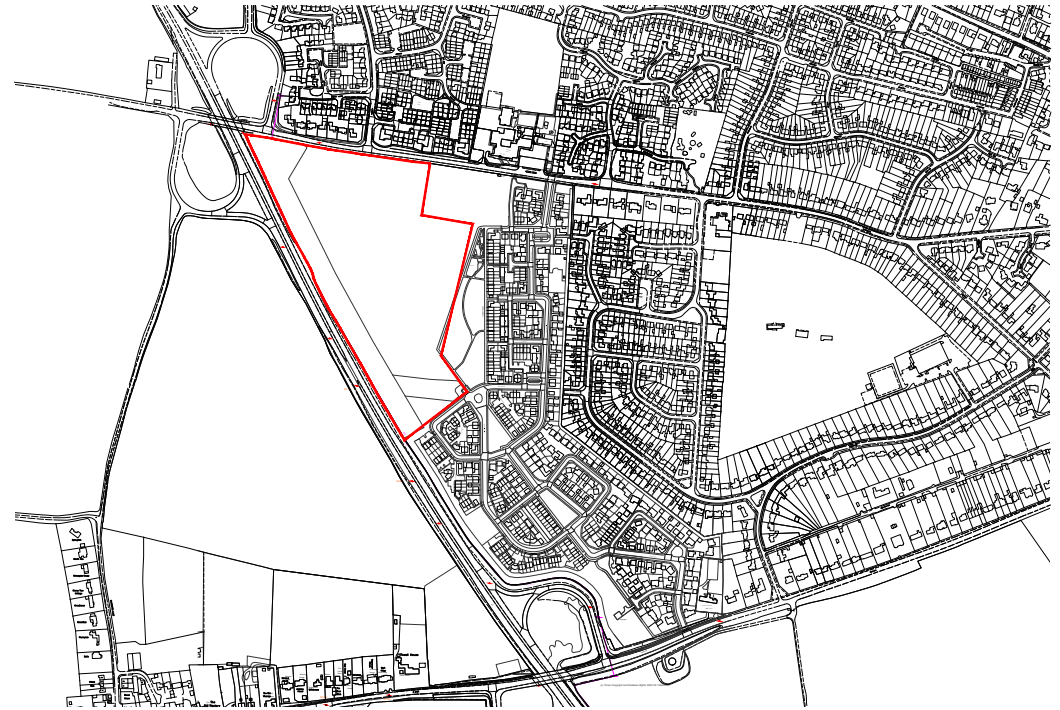
This exciting opportunity is the final land parcel of the Exeter Park masterplan and it is allocated by Policy E2 of the South Kesteven Local Plan (adopted January 2020) as a Strategic Employment Site (ref. ST-SE1)

Planning

The site is located within the jurisdiction of South Kesteven District Council and forms a part of the wider Exeter Park development scheme; the total site extends to 30ha (74 acres).

The site is allocated by Policy E2 of the South Kesteven Local Plan (adopted January 2020) as a Strategic Employment Site (ref. ST-SE1). Uses considered appropriate will be Class B1/E(g) (offices, research and development or light industrial), B2 (general industry) and B8 (storage and distribution). Development proposals on the site should not conflict with neighbouring land uses, be of a scale that harms the character and/or amenities of the locality and should not impact unacceptably on the local and/or strategic highway network.

Prospective purchasers should have regard to relevant Development Plan policies that will guide development on the site.



Services

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

Tenure

The site is to be sold freehold with vacant possession.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

Easements, Wayleaves and Rights of Way

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

Method of Sale

BNP PRE and Eddisons have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign. The vendors do not undertake to accept the highest or indeed any offer.

Conditional or Unconditional offers are invited for the freehold interest of the site by way of informal tender. Offers made subject to planning permission should demonstrate that the development proposals conform to Policies set out in E2.

Offers will be consider on the whole or part of the site.

Further details of the bidding procedure will be set out in due course.



Information Pack

Additional information regarding the site is available on request.

Viewings

The site can be viewed from various points along the site boundary. Full site inspections can be arranged in advanced.

BNP PRE take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

Contacts

Gavin Redrupp
BNP Paribas

gavin.redrupp@bnpparibas.com
07876 455 343

Gavin Hynes
Eddisons

gavin.hynes@eddisons.com
07834 098 188



London Office

5 Aldermanbury Square, London, EC2V 7BP

0207 338 4000

realestate.bnpparibas.co.uk

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