



## **PLOT B, HASSALL ROAD EXTENSION SKEGNESS**

### **FOR SALE**

- 1x parcel of industrial land
- Approx. 1 Acre
- Level site with indicative plan
- Suitable for B and E uses, subject to formal planning consents and approvals
- Freehold

**PRICE: £110,000**

## LOCATION

The site forms part of the Skegness Gateway Land with the new road in place linking Hassall Road to Holly Road thereby opening up a tract of land in this part of the Industrial Estate on the south western side of Skegness, served by the A52/Wainfleet Road, in an improving part of the town.

## SITE

The land comprises approximately 1 acre (4048 sq. m.) with frontage to the new extended Hassall Road.

## SERVICES

Mains electricity, water and drainage are available in the road.

## GENERAL REMARKS

The site is found on a highly popular and expanding industrial estate including Wainfleet Business Park with B&Q, Curry's/PC World, Halfords, Pizza Hut and Pound Stretcher, in addition to a purpose built medical centre, a veterinary practice, a Business Centre run by ELDC, and a wide cross-section of trade centre uses, including Howden's Joinery, Screwfix, Toolstation, Wolseley Plumb Centre and multiple builders' merchant's operations with substantial demand for parcels of land for development for B and E

types uses, subject to formal planning approvals.

Further enquiries should be made of East Lindsey District Council planning department on 01507 601111.

The plot is for sale free of developer tie, as freehold, subject to formal planning consent.

## TENURE

Freehold

## PRICE

£110,000

## LEGAL COSTS

Each party will cover their own legal costs.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

The site can be viewed from the roadside. Any further information can be obtained from the sole selling agent, TES Property.



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