



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

## 7.95 Acres Development Site

Beevor Street, Lincoln, LN6 7DJ



**7.95 acres (3.21Hectares)**

### Property Highlights

- Freehold Sale
- Cleared Brownfield Site adjacent to Lincoln Town Centre
- 7.95 Acres Development Land
- Easy access to A46 to the A1
- Development site with Outline Planning Permission

For more information, please contact:

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### Location

This site is situated in a very prominent area that is currently undergoing significant redevelopment. As well as being within easy access of Lincoln University and the city centre, the surrounding area is subject to considerable regeneration activities.

Nearby, the University of Lincoln's Brayford Pool Campus plan significant investment over the coming years.

The site is adjacent the Lincoln Science & Innovation Park extension.

The site is in close to University of Lincoln's Brayford Pool Campus which is their main campus and St Marks Retail development.

The location benefits from:

- Easy access via the A46 dual carriageway to the A1 and national motorway network.
- 30 Minute drive from Newark Northgate train station. (London Kings Cross 1 hour and 20 minutes via a regular service).
- Local airports include, Robin Hood, Doncaster, Humberside and East Midlands

### Description

The site is made up of cleared ground forming a 7.95 acre level site of irregular shape in nature.

There is one point of access to the site from Beevor street.

### Site & Technical Information

Access to technical information is contained in a data room. Details of the data room will be released upon request.

### Planning

The site benefits from full planning permission to consist of industrial units for flexible Use Classes B2, B8 and E(g) (to be considered as full planning permission) and offices within Use Class E(g)(i) (to be considered as outline

Application No: 2021/0543/HYB

### Tenure

The property is available freehold and is sold with vacant possession.



### Proposal

Offers are invited for the Freehold interest

### VAT

Any prices quoted are exclusive of VAT

### Services

All mains services of Electricity , Water, Mains drainage and gas are available in Beevor Street. Interested parties should make their own investigations with the relevant service provider to confirm availability and capacities

### Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

### Anti Money Laundering

In Accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

### Viewings

Strictly by appointment with the sole agent, Cushman & Wakefield:

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**Proposed Development: Application No: 2021/0543/HYB**





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Particulars prepared March 2022

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