

Former Motor Trade Premises – Development Site STP

For Sale



Burton Garage Site, Legbourne Road, Louth
LN11 8ES

#1237135/2026B



Burton Garage Site

Legbourne Road, Louth, LN11 8ES



Agreement

For Sale



Detail

Former Motor Trade
Premises with
Development Potential –
Subject to Planning



Guide Price

£500,000



Size

Buildings on site approx
264 sq m (2,840 sq ft)

Sitting on a site
extending to around
0.25 hectares (0.63
acres)



Location

Louth, LN11 8ES



Property ID

#1237135/2026B

For Viewing & All Other Enquiries Please Contact:



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Property

The site comprises a former motor trade premises with a range of buildings situated on it, providing showroom, workshop and MOT bay space with a forecourt, car sales pitch and a former car wash, all sitting on a site extending to around 0.25 hectares (0.63 acres).

The main showroom building is of steel frame construction under a mono pitched roof and has a glazed frontage. The workshop space has roller shutter doors on the front elevation.

The forecourt areas have 7 display spaces and there are 25 car parking spaces on a gravelled surfaced car sales pitch.

In view of the long, prominent frontage onto Legbourne Road of around 65 metres (206 feet), in our opinion, this site offers potential for development for a variety of different uses, both commercial and residential, such as a Convenience food store, drive thru, retirement/assisted living and private housing, subject to securing the necessary Planning Permission for both commercial and residential uses.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total approximate GIA of buildings on site	264	2,840

Site area 0.25 hectares (0.63 acres)

Energy Performance Certificate

Rating: D97

Services

We understand that all mains services are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has a long established Planning Consent for its most recent use as a motor trade premises, which is a 'Sui Generis' use under the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Therefore, any alternative use to this specific use, will require Planning Permission.

As referred to above, in our view in light of the prominence of the site, proximity to the A16 Louth town by-pass and the character of the surrounding area, it would be suitable for a variety of different commercial and residential uses, subject to receipt of the necessary Planning Permissions.

Interested parties are, therefore, advised to make their own enquiries with the Local Planning Authority, as regards their proposals for the site.

Rates

Charging Authority: East Lindsey District Council
Description: Car Showroom and Premises
Rateable value: £21,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** Freehold with vacant possession on completion.

Method of Disposal

The site is being offered for sale by way of private treaty, with offers preferred on a unconditional subject to contract basis, but with consideration given to conditional offers made subject to the receipt of Planning Permission.

Parties submitting conditional offers will need to make clear the conditions that are attached to their offer.

Guide Price

£500,000

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

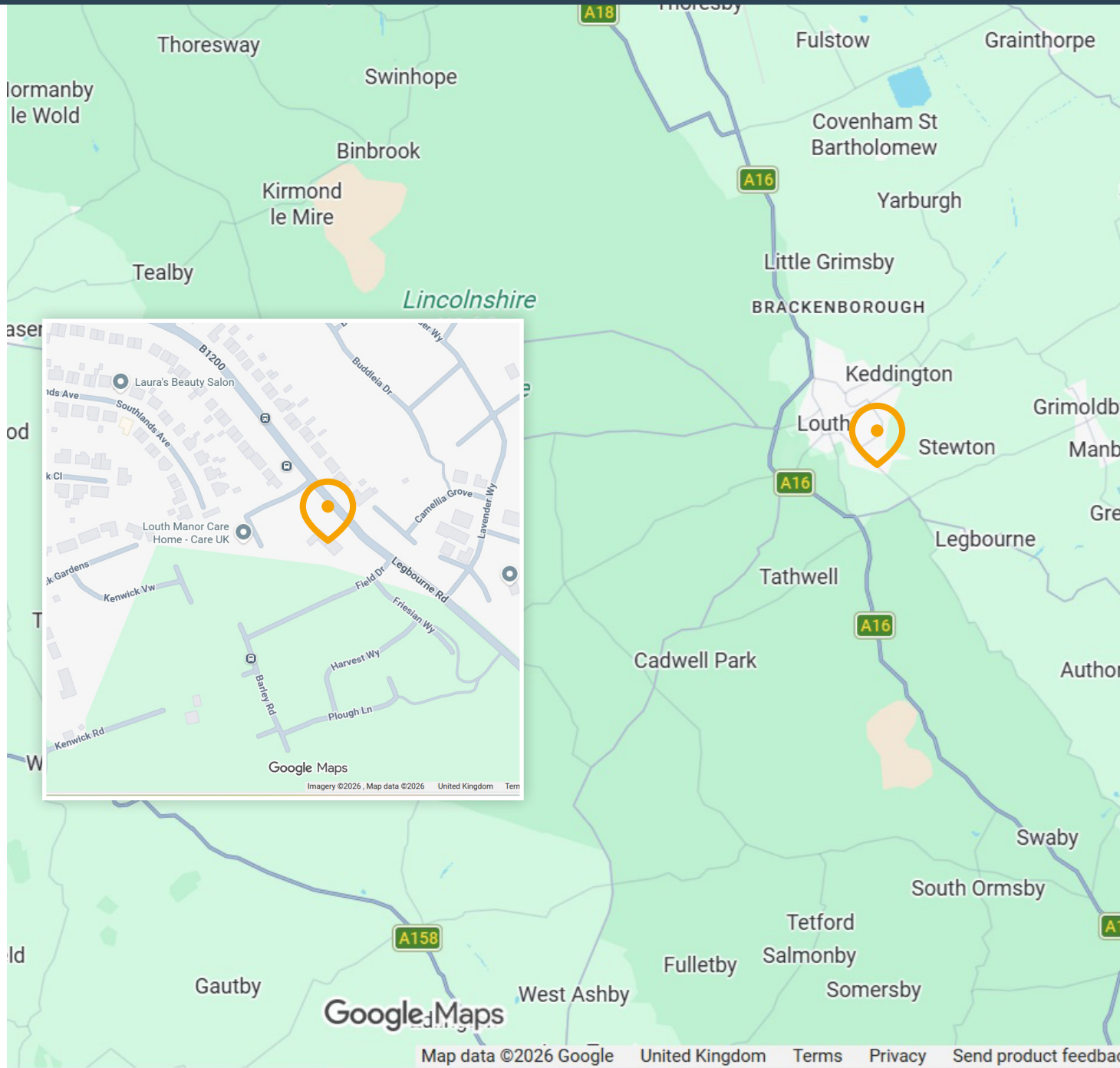
Location

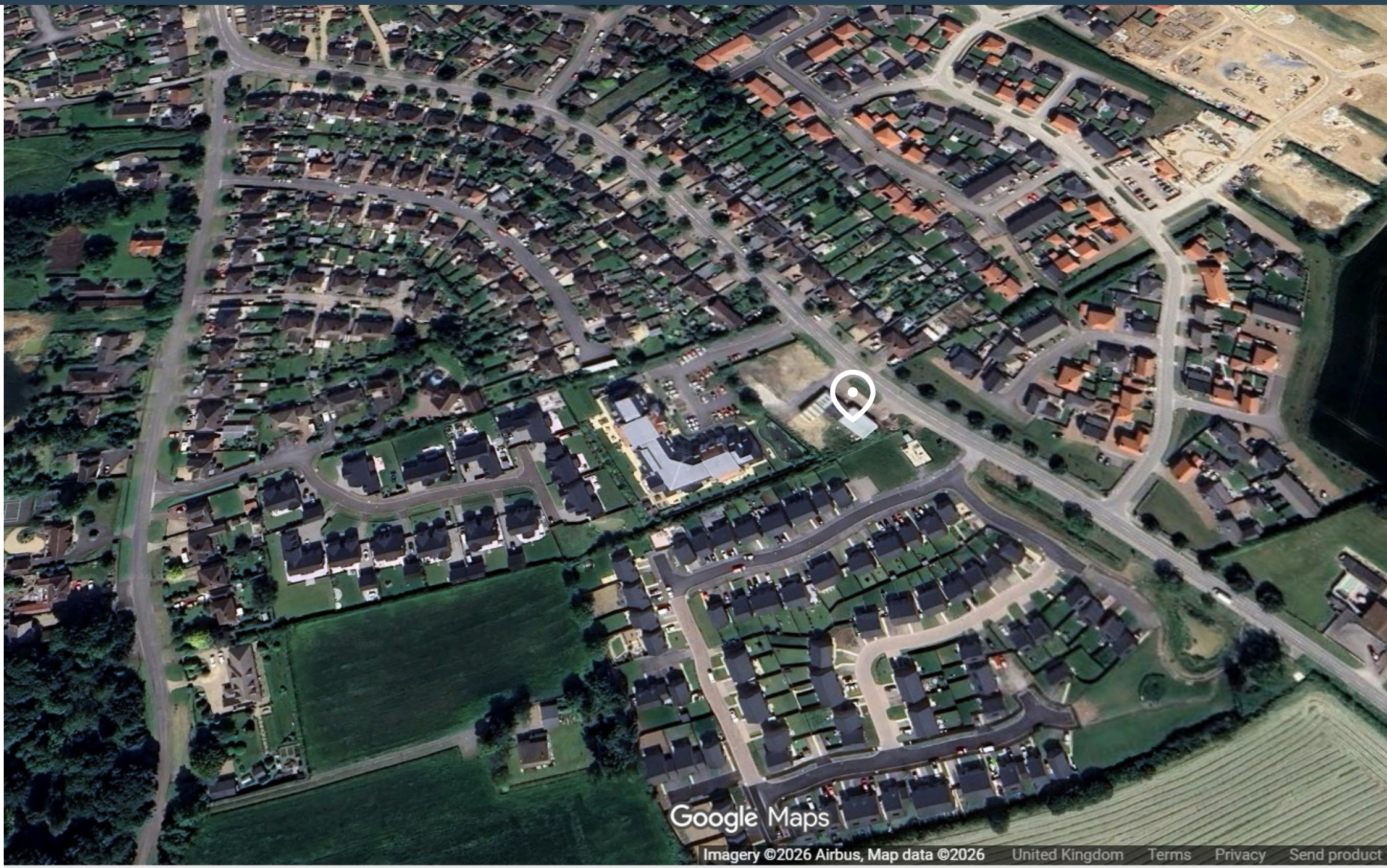
The site is situated in a highly prominent location on the western side of Legbourne Road, in a well-established residential area, approximately 1.5 miles to the south east of Louth Town Centre. The site also affords easy access to the A16 Louth Bypass around 1.5 miles to the south west.

Immediately surrounding the site is a significant amount of new residential development being constructed by well-regarded builders Linden Homes and Cyden Homes. In addition to which, the recently completed Louth Manor Care Home can be found to the rear of the site.

Louth is a thriving Market Town with a wealthy population of just under 20,000 and a predominantly rural catchment of over 30,000 and sits on the eastern edge of the Lincolnshire Wolds, an area designated as one of Outstanding Natural Beauty.

The Town sits in a strategic location just off the A16, which links Boston, just over 30 miles to the south, with Grimsby about 16 miles to the north east. Lincoln is located around 25 miles to the south west.

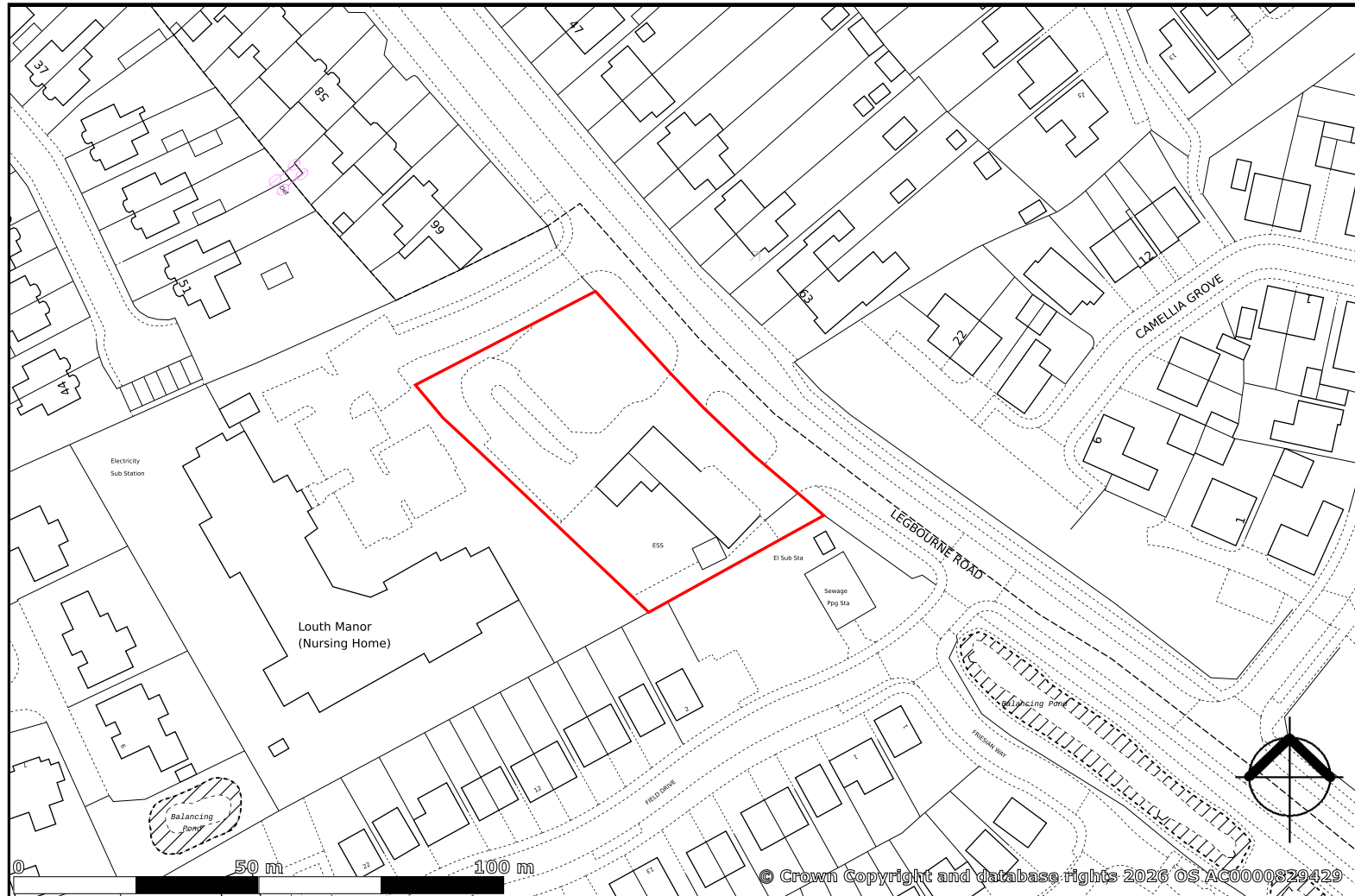




Google Maps



4 Legbourne Road, Louth, LN11 8ER



Plotted Scale - 1:1,250