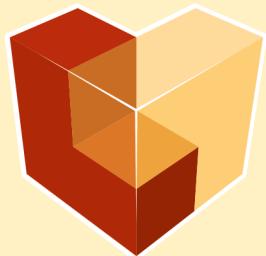


EST 1770



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BY DIRECTION OF LINCOLNSHIRE COUNTY COUNCIL



PHASES 2 AND 3, KIRTON DISTRIBUTION PARK

WASH ROAD, KIRTON, BOSTON, LINCOLNSHIRE. PE20 1QR

FOR SALE AS A WHOLE OR IN 2 LOTS – PRICE ON APPLICATION

- High Profile Commercial/Industrial Development Site
- Excellent access to the A16 / A17
- Located in the Principal Commercial Development Area of Kirton
- Close to Major Recognised Commercial Operators
- Phases 2 and 3 – 20.44 Acres (8.27 Hectares)



SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

GENERAL INFORMATION

The Kirton Distribution Park lies directly off the A16, and is approximately 3 miles north of the A17 roundabout at Algakirk. It lies on the eastern edge of Kirton, in an established commercial/Industrial area, therefore providing sites in high profile positions with excellent access to very good road communications. The Distribution Park is 4 miles from Boston, an area renowned for services to the Food and Fishing industries, and with a large number of associated transport operators providing additional facilities.

Phase 1 of the estate has been developed over the last 10 years and all sites are now sold. Operators include Duckworths Jaguar Landrover, The Bike Shop, Trade Windows, Phoenix Gears, and many others. Phases 2 and 3 lie south of the Phase 1 area. The Phase 2 site is approximately 10.16 acres (4.11 Ha), and the Phase 3 site is approximately 10.28 acres (4.16Ha). Both sites are flat uncultivated land.

It is understood that the Phase 2 and Phase 3 areas would gain planning consent for B2 or B8, or any non food E uses, if applied for.

TENURE AND POSSESSION

Freehold with vacant possession will be available upon completion.

SERVICES

Roads to service the Phase 2 and Phase 3 land have been put up to the boundary of the Phase 2 area, and with a spur off heading into the Phase 3 land, but extension of this will be required to reach the Phase 3 boundary.

Purchasers will be responsible for arranging for connection of electricity to the mains which are located adjacent to the sites. They will also be required to arrange connection to mains water, foul drainage and surface water connections. All these connections will be at the purchaser's cost. Interested parties are recommended to make early enquiry with Western Power Distribution to establish the availability of supply and the cost implications. The Phase 2 site lies adjacent the Kirton Sub Station. No mains gas is provided within the Development. Any particular interest in this respect should be directed to Transco to ascertain whether connection is possible.

Ducting from BT jointing chambers in the footways has been provided. Purchasers will be responsible for making contact and arranging all installation matters including the cost, direct with BT.

EASEMENTS/WALYEAVES

There are a number of overhead power lines crossing the sites. In addition, there is a 9 metre Drainage Board Byelaw running along the southern boundaries of both sites. Further details of these are available upon request.

ACCESS POINTS AND ENTRANCE ROADWAYS

Access to the Phase 2 area is directly from the existing 'to be' Adopted estate road spur. Access to the Phase 3 area will be available after extension of the existing road spur, rights for which will be reserved over the area of the Phase 2 site to do so, for access and all services. These works will be required to be carried out by the purchaser of the Phase 3 area, at its cost, subject to Lincolnshire County Council Highways' approval.

SITE AREAS

These are as shown on the Plans in these particulars.

EXCHANGE OF CONDITIONAL CONTRACTS

This will be required no later than six weeks after the proposed purchaser's solicitors have received the draft contract documentation.

DEPOSIT

A 5% deposit is due on exchange of conditional contracts, only refundable in the event of planning refusal or dismissal of an appeal. Once contracts proceed unconditionally, a further 5% deposit will be required with a balance of 90% paid at completion.

PLANNING

Each purchaser shall submit an outline or full application to Boston Borough Council no later than six weeks after exchange of conditional contracts. A four month period of determination from the date of the initial planning application will be allowed, subject to the provision for an appeal to be submitted (no later than 28 days after receipt of a refusal notice) for which a subsequent six month period will be allowed.

LANDSCAPING

Lincolnshire County Council wish to ensure that the existing landscaping provisions within the sites are maintained.

AREAS

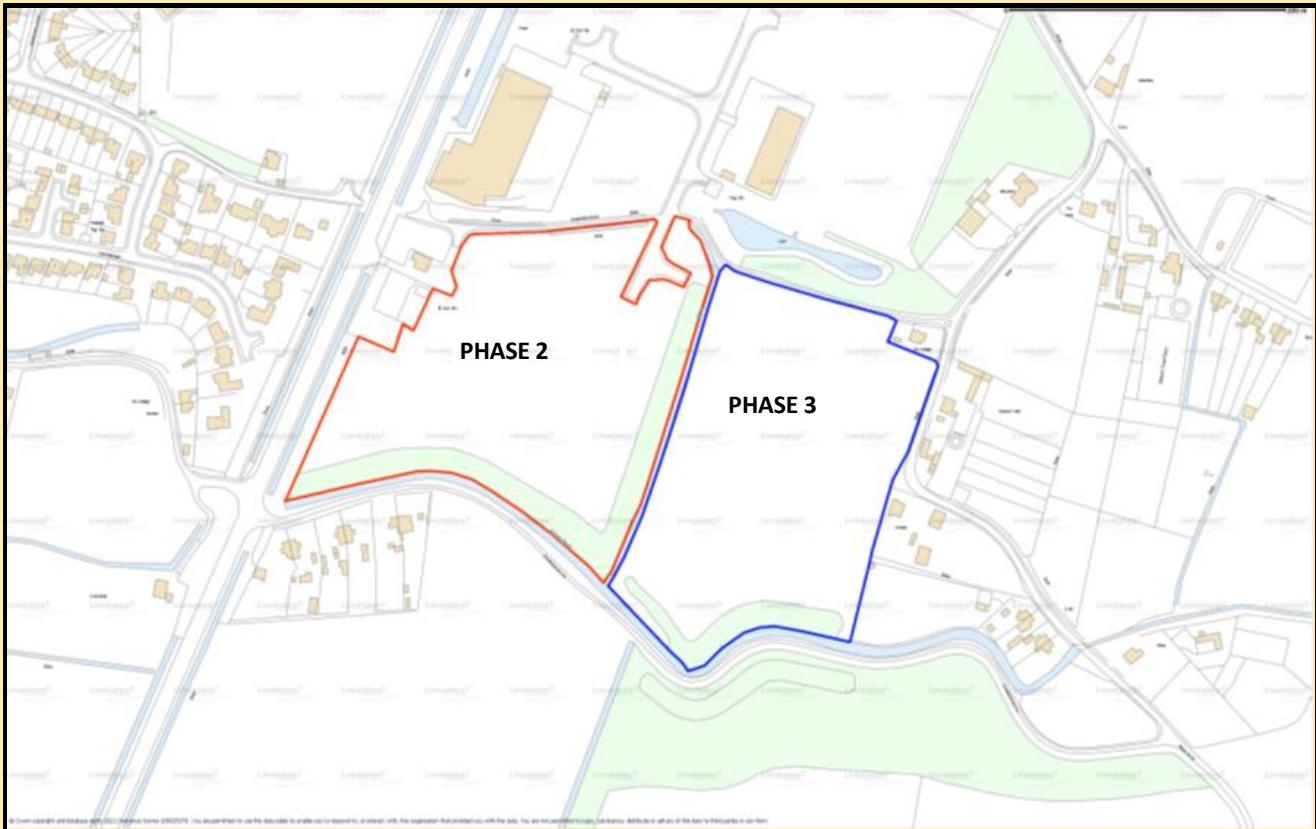
Phase	Area (Acres)	Area (Hectares)	Price
2 (edged red)	10.16	4.11	POA
3 (edged blue)	10.28	4.16	POA

VAT: VAT at the prevailing rate, currently 20%, is payable in addition to all sale prices
SUBJECT TO CONTRACT

AREAS: The areas quoted above are approximate and subject to detailed site measurements / calculations as and when required by interested parties / purchasers.

FURTHER INFORMATION : Contact the Commercial Department on 01775 765536 or
Email: commerical@longstaff.com

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.



SITE LAYOUT PLAN

FOR IDENTIFICATION PURPOSES ONLY NOT TO SCALE

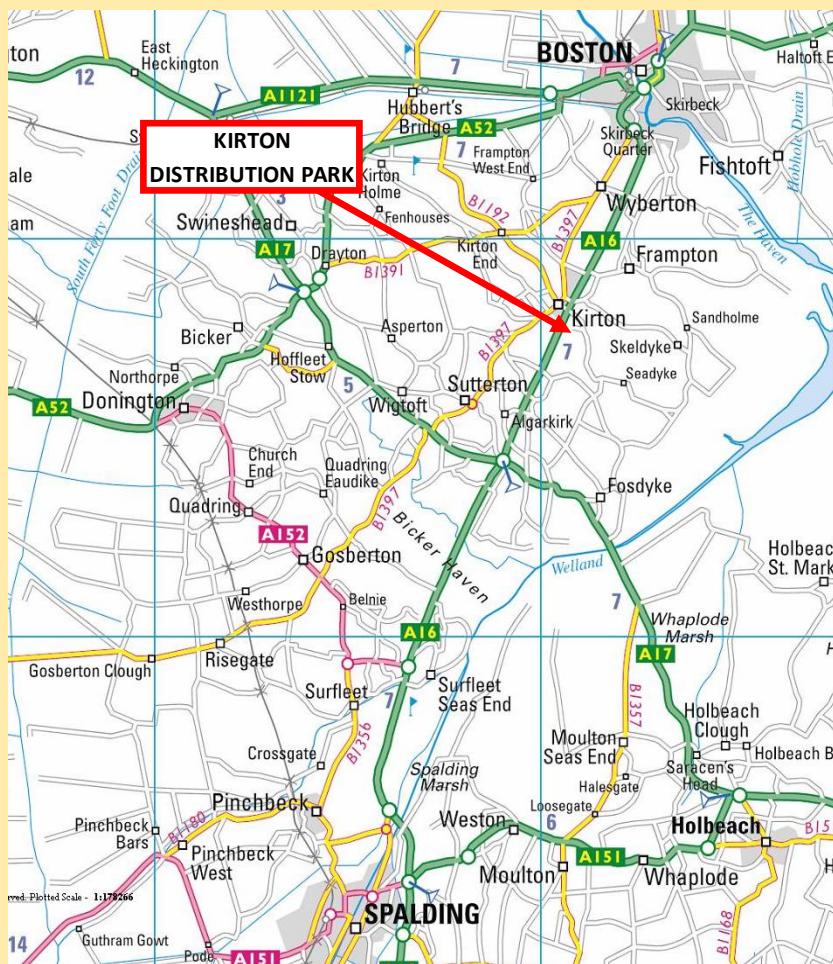






From Kirton Distribution Park to:	Distance:	Approximate Travel Times:
Boston	4 m / 6.6 km	5 mins
Port of Boston	4.5 m / 7 km	10 mins
Port Sutton Bridge	20 m / 32.5 km	30 mins
Spalding	12 m / 19 km	20 mins
Lincoln	38 m / 60.5 km	55 mins
Peterborough	32 m / 52 km	50 mins
Nottingham	55 m / 88 km	1 hr 25 mins
Grantham	30 m / 49 km	45 mins
East Midlands Airport	66.5 m / 107 km	1 hr 35 mins
Stansted Airport	96 m / 155 km	2 hr
A1	32 m / 51 km	45 mins
M1	64 m / 104 km	1 hr 30 mins





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TENURE Freehold

SERVICES Mains water, sewage, electricity and telecoms are all available in the road.

LOCAL AUTHORITIES

Boston Borough Council
Lincolnshire County Council

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

SIZE ACCURACY

Sizes quoted are approximate.

Ref: S10832

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ADDRESS

R. Longstaff & Co.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 765536
E: commercial@longstaff.com
www.longstaff.com

VIEWINGS BY APPOINTMENT ONLY

