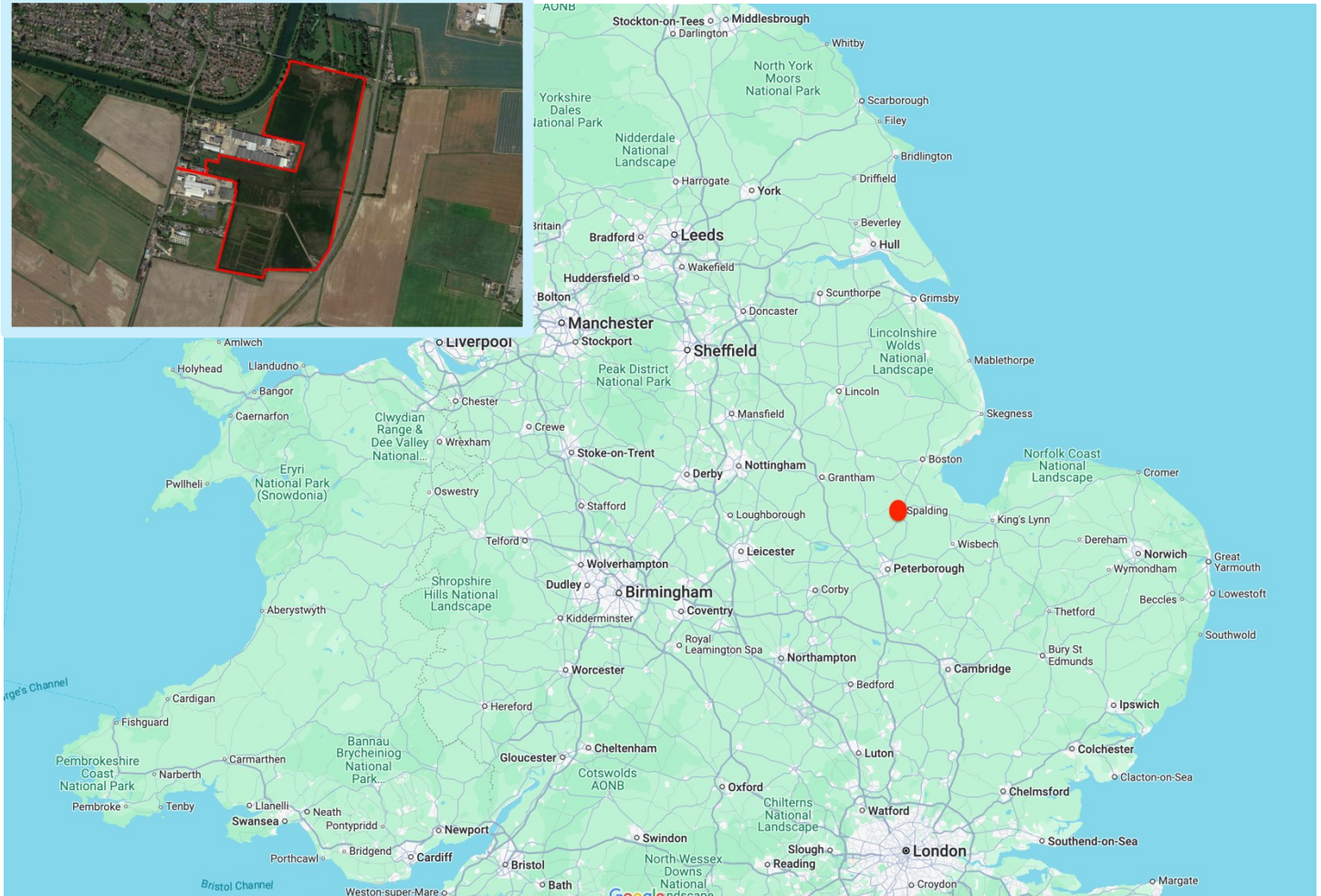


77.8 acre, 31.5 ha Development Site for Sale Freehold Strategic Land Suitable for Industrial Use, Warehousing and Trade Counters

Clay Lake | A16 Spalding Bypass | Spalding | Lincolnshire | PE12 6BL



High Profile Serviced Site Available For Sale by Company Share Transfer
Extending to 77.8 Acres, 31.5 Hectares in Total
Uses include B1, B2 and B8 Warehouse, General Industrial Trade Counters
and Roadside Services
Strategically Located at the Entrance to Lincolnshire from Cambridgeshire,
approximately 15 Miles to the East of the A1 Motorway

For Sale Freehold with Vacant Possession
£7.8 million Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Clay Lake is strategically located to the County, 110 miles to the north of London, 55 miles to the west of Nottingham, 25 miles to the west of King's Lynn. Peterborough is located 18 miles to the south.

The land is located on the A16 trunk road close to the Lincolnshire Gateway Developments Site, Bride Farm 24 hour services nearby including McDonalds, Applegreen, Taco Bell, Kentucky Fried Chicken and other roadside service users.

| City | Distance |
|--------------|----------------------|
| London | 90 Miles South |
| Birmingham | 70 Miles West |
| Manchester | 135 Miles North-West |
| Peterborough | 14 Miles South-West |
| Nottingham | 40 Miles West |
| Sleaford | 75 Miles North-West |
| Norwich | 70 Miles East |
| Northampton | 50 Miles South-West |
| Oxford | 90 Miles South-West |
| Cambridge | 50 Miles South |
| Leeds | 115 Miles North |
| Grimsby | 65 Miles North |
| Harwich | 100 Miles South-East |



Planning...

The site has implemented Planning Consent H16/0347/11 for the Development of a New Business Park (Class E (Previously B1), B1, B2 and B8). Some of this land and additional land adjoining is in the draft allocation in the Lincolnshire Plan for employment use. The northern section of the land is currently Brownfield, as a former nursery and countryside within the bypass.

Full copies of the planning consent are available on request.

Area...

The historic market town of Spalding has a long rich and vibrant history relating to agricultural food production and the flower business.

The town boasts high standards of living with an excellent school offering, strong and vibrant market place and is well located, being on the A16 trunk road with the A1 approximately 20 miles to the west, the A17 connecting the East Midlands with East Anglia approximately 10 miles to the north and Peterborough approximately 15 miles to the south.

Major companies in the area include Fowler Welch, Freshline, Bakkavor amongst others. Springfields Retail Park is approximately 1 mile to the north.

The access to the site has been constructed from the A16 trunk road, being the main vehicular access to the South into Lincolnshire.

Agents Notes...

The land is available by way of a company purchase through share transfer.

Services...

Services will be available on completion of the infrastructure. Offers will also be considered for un serviced land.

Legal and Professional Costs...

Each party to bear their own legal and professional costs incurred.

Further Information...

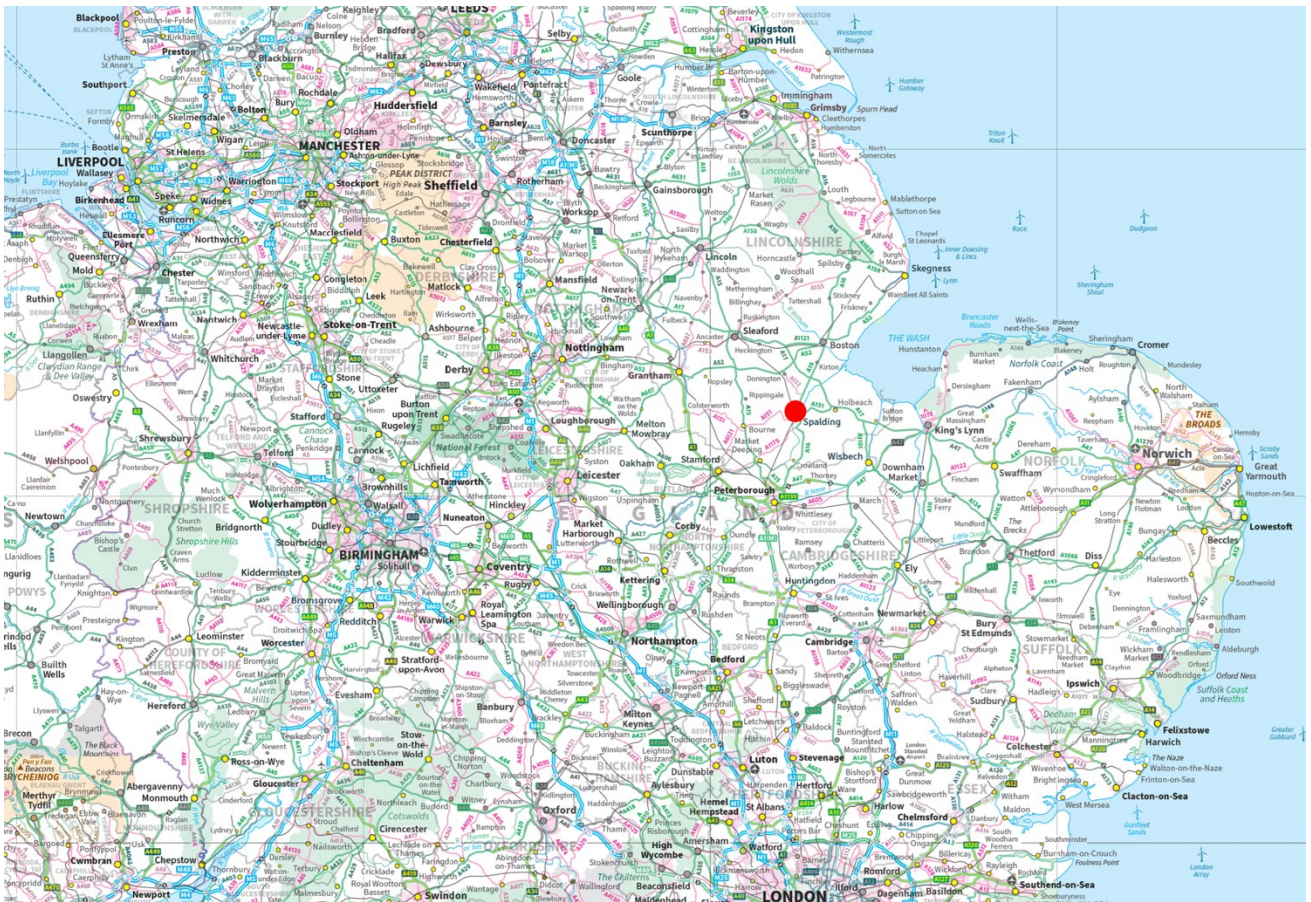
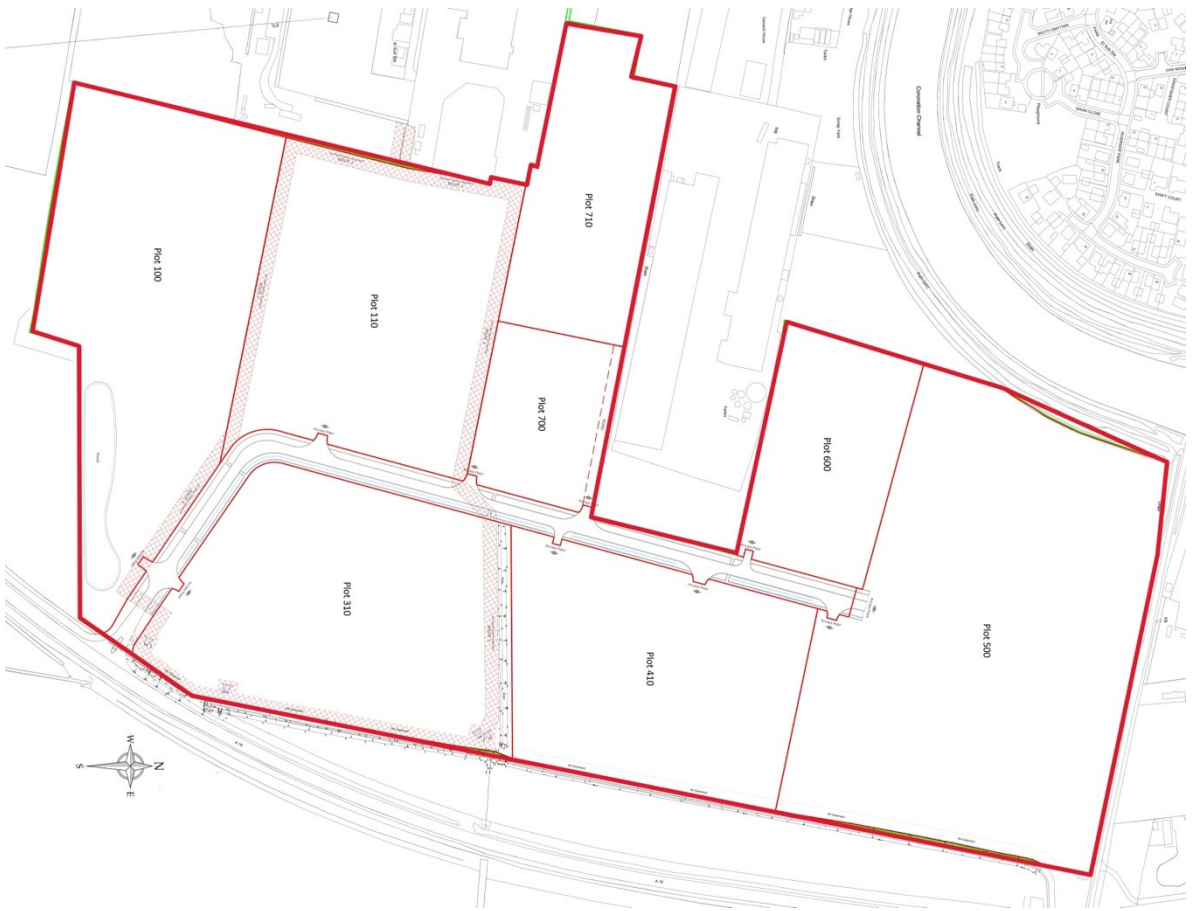
Please contact the Sole Selling Agent.
Poyntons Consultancy
01205 361694
poyntons.com

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
 www.poyntons.com
 sales@poyntons.com

RICS