

Commercial / Roadside Development Opportunity



Land adjacent to A46 Lincoln, LN6 9AJ

- Land available 2.2 hectares (5.5 acres)
- Further land by negotiation
- Visible position for traffic arriving at / leaving Lincoln
- Prominent greenfield site on major arterial route
- Of interest to developers and occupiers

For Sale - Price on application

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Location

Lincoln is a growing provincial city in the East Midlands and the county town of Lincolnshire. It has an overall urban population of just over 130,000.

The commercial and historic core of the city provides a range of tourist attractions around the Cathedral / Castle and retailing around the upper parts of the High Street. Prime industrial and commercial development has grown to the south-west of the city especially with good links to the A46 which bypasses Lincoln and connects to the A1 and M1. This property overlooks the roundabout connecting the A46 Newark Road with the A46 bypass and is close to typical city gateway occupiers including The Bentley Hotel, Travelodge, McDonalds and Soper BMW. It is anticipated that the southern section of the Lincoln bypass will link to the same roundabout with work commencing on its construction in conjunction with development of the south-west quadrant of the city through the Central Lincolnshire Local Plan. This is a prominent site at the entrance to a thriving and historic city.

Description

Currently, the property is part of an arable field which is broadly level. It has frontages onto the A46 / Newark Road and Middle Lane which gives access to the adjoining filling station, Little Chef, Burger King and Travelodge.

In all, the property extends to approximately 2.2 hectares (5.5 acres) and is triangular in shape. Further land could be included by negotiation.

Planning

Interested parties should make their own enquiries of North Kesteven District Council on 01529 414555 for further information to establish whether their proposed use of the site is likely to secure a planning consent. We consider that there is

an opportunity to promote this land for development to create an attractive gateway to Lincoln at the southern end of its bypass to meet occupier needs and enhance the image of Lincoln on the principal route into the city.

Tenure

Freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in these particulars. Buyers should note that there is a pipeline with a 3m easement running through the site which must be kept free of development.

Price

Price on application. The client will work collaboratively with interested parties to promote the site and is prepared to consider conditional agreements and options to allow this to occur.

VAT

Prices quoted in these particulars are net of VAT. However, at the date of these particulars, we understand that the vendors have not elected to charge VAT.

Costs

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

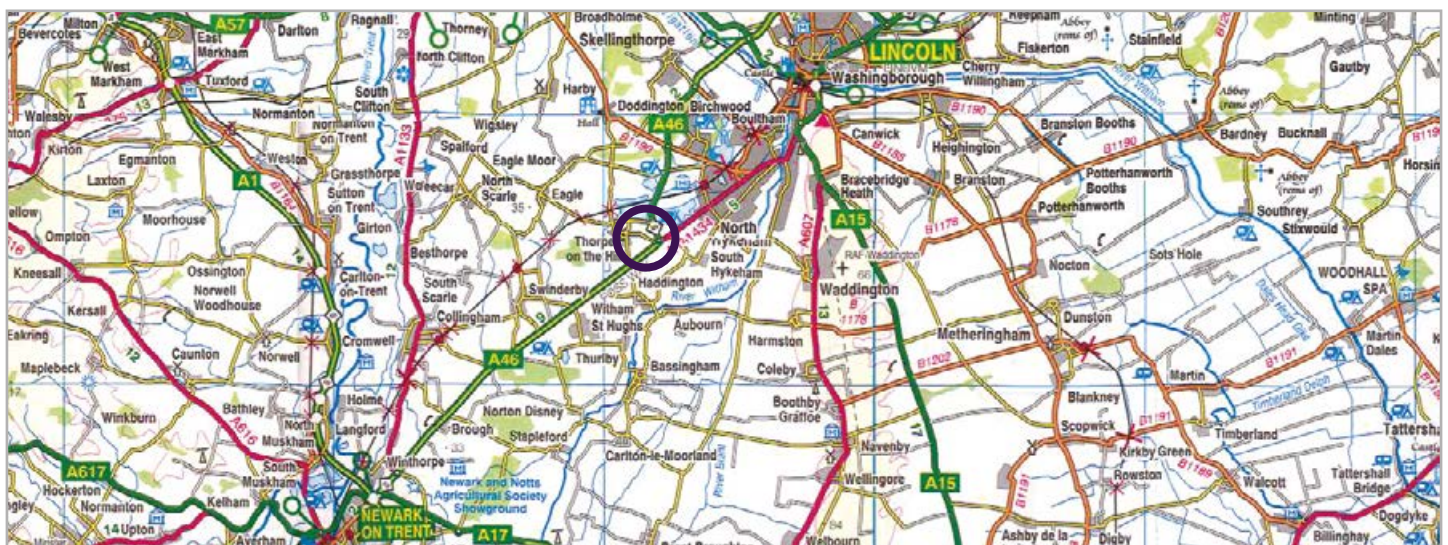
Viewing

Strictly by appointment with the Agent

Agent

John Elliott / Alistair Anderson T: 01522 504304

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