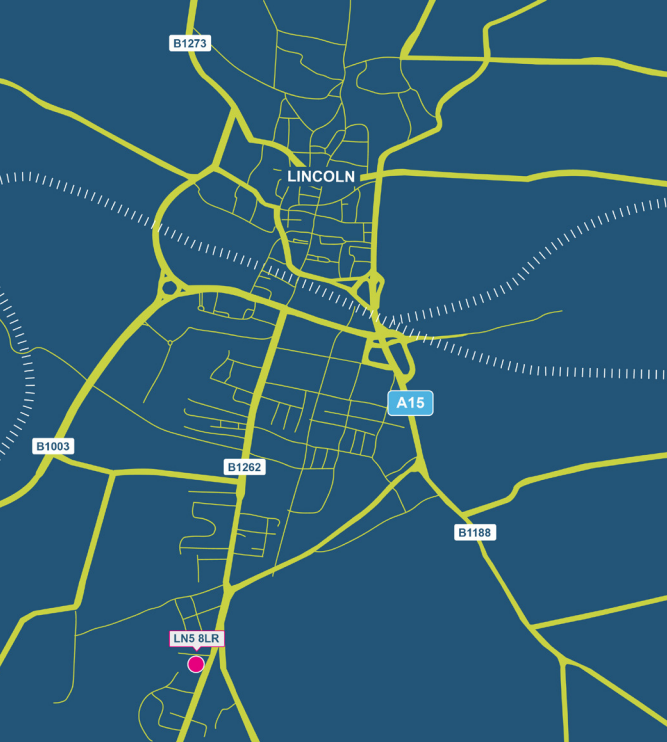




# BANKS LONG & Co

53-55 ST CATHERINES, LINCOLN, LN5 8LR

- Development site suitable for a variety of uses - subject to planning
- 0.14 hectares (0.35 acres)
- Prominent location on one of Lincoln's busiest arterial routes
- Cleared site
- Suitable for a variety of uses - STP
- **FOR SALE**



## LOCATION

The site is a prominent corner plot, located on the western side of St Catherines, close to its junction with Newark Road and Cross O'Cliff Hill, about a mile and a half to the south of Lincoln City Centre.

St Catherines/Newark Road is one of the busiest arterial routes into and out of Lincoln City Centre from the south. The surrounding area is predominantly residential in character on this section of the road, although there is an increasing proliferation of commercial uses a short distance to the south, including an Aldi Supermarket, a Tesco Convenience Store, a Walkers Crisp Factory and an Evans Halshaw Car Supermarket, together with numerous smaller retail units occupied by a variety of local and regional operators.

Lincoln is an historic Cathedral City and the administrative and major shopping centre for the County of Lincolnshire. It is ranked 5th in the centre rankings for the East Midlands and has a national CACI ranking of 78.

The City has a population of circa 100,000 and a catchment of 300,000. It has a total catchment comparison spend of £984,50 million. It is also a University City with the main City Centre Complex having almost 15,000 students and academic staff now in residence contributing an estimated £250 million to the local economy.

## PROPERTY

The property comprises an irregular shaped, clear and level site, extending to about 0.14 hectares (0.35 acres), with a frontage to St Catherines of about 46 metres (147 ft) and a return frontage to Hamilton Road of about 39 metres (128 ft).

The site was formerly an Esso Petrol Filling Station, but this use ceased some years ago, and since this time planning permission has been secured for the development of a new build health centre laid out over 3 floors, with associated car parking, but this has now lapsed.

## SERVICES

All main services are available in the vicinity of the site, however the vendors cannot give any guarantee as to the capacity of these services and interested parties are advised to make their own enquiries with the service providers.

## PLANNING

As stated above Outline Planning Permission was granted (Ref 2009/0021/0) on 6th November 2009 as a medical centre – falling with use Class D1 Non-residential Institutions, but this has now lapsed. Alternatively having regard to its former use as a petrol station and the character of the surrounding area, the site in our view also has potential for retail/leisure roadside uses or residential development, subject to the receipt of planning permission. Interested parties are advised to discuss any proposals they have for this site with the Planning Department at Lincoln City Council.

## METHOD OF SALE

The site is being offered **for sale** by way of Private Treaty.

## GUIDE PRICE

Offers are invited for the site on either a conditional - subject to planning basis or unconditionally subject to contract only.

## VAT

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

## LEGAL COSTS

Each side pay their own costs.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 6656/2015