

DEVELOPMENT LAND

FOR SALE



Development Land at North Holme Road, Louth
LN11 0HQ

#8306/2025C

Eddisons

DEVELOPMENT LAND

NORTH HOLME ROAD, LOUTH, LN11 0HQ



Agreement

For Sale



Detail

Development Land



Price

Price on Application



Size

6.9 acres (2.8 hectares)



Location

Louth, LN11 0HQ



Property ID

#8306/2025C

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a 6.9 acre development site with main road frontage.

In our opinion, the site would be suitable for a variety of uses including industrial, storage, office, leisure, food and retail uses, subject to planning permission.

Plot

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

| Area | Acres | Hectares |
|-------|-------|----------|
| Total | 6.9 | 2.8 |

Services

We understand that mains water, electricity and drainage supplies may be available within the vicinity of the site, however these 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 site is located within the Fairfield Industrial Estate which is designated as Existing Employment Land in the adopted Development Plan comprising the Core Strategy (2018) and the Settlement Proposals Development Plan Document (2018). The relevant policy (SP13) supports industrial and warehousing development within Existing Employment Land, as well as uses for leisure, business/office and retail, provided that all of the policy criteria are met.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: To be assessed
Rateable Value: To be assessed

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, free of builder tie.

Price

Price on application

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

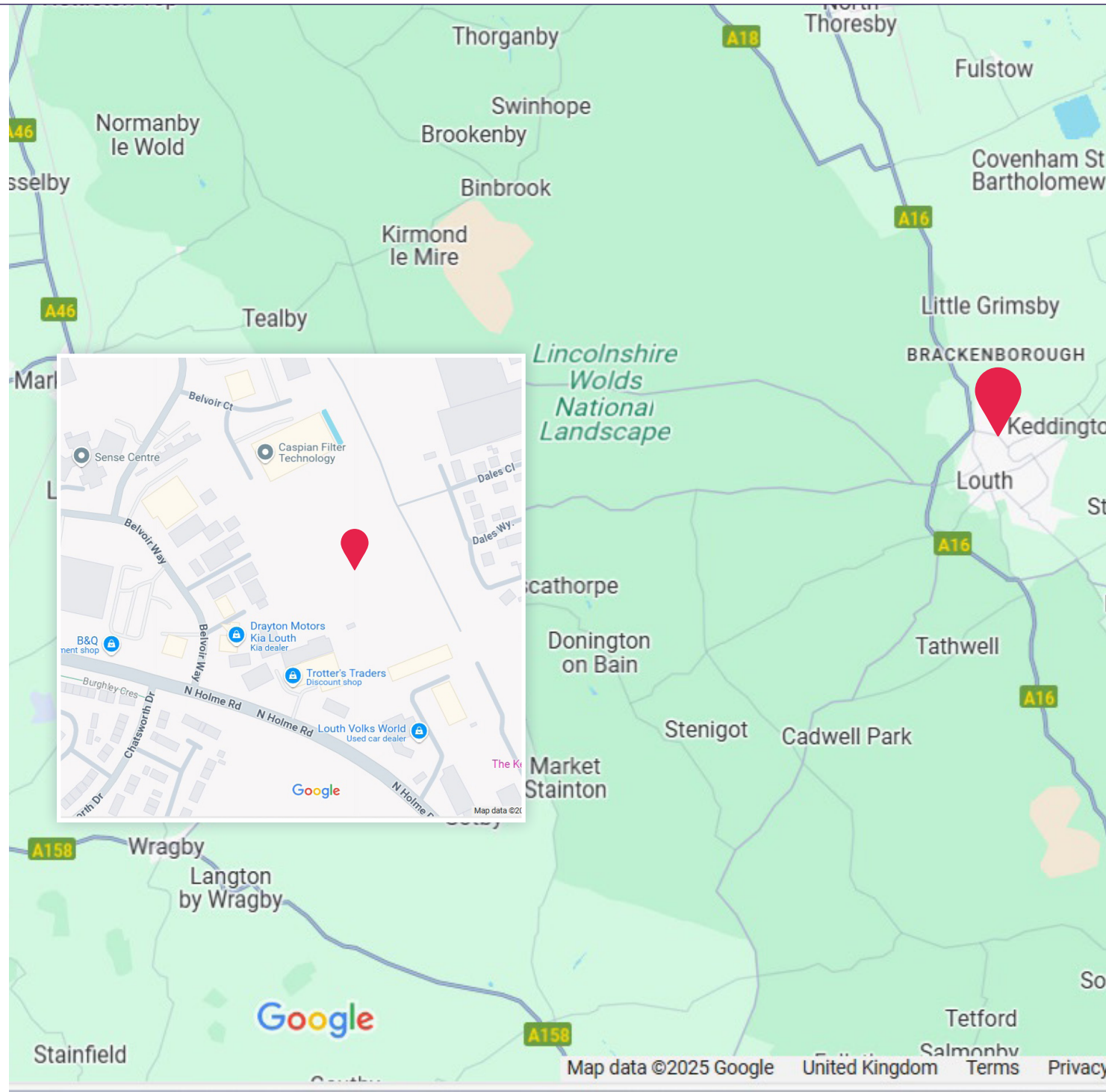
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

Location

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

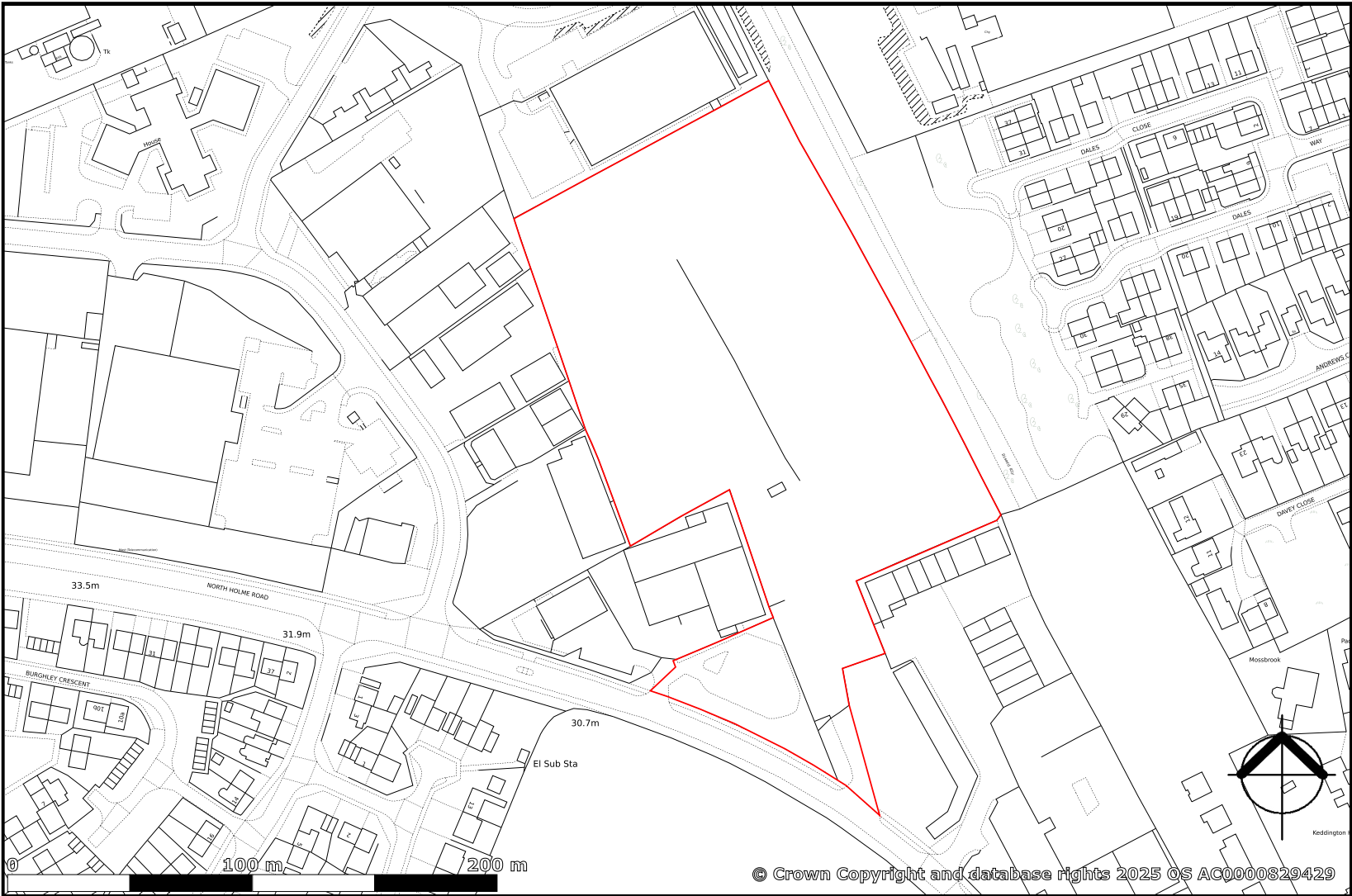
The land is located on North Holme Road, which is home to many national and regional occupiers including B&Q, Halfords, Screwfix, Bush Tyres and various car dealerships.

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





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Plotted Scale - 1:2,500