



**Enterprise West Lindsey, Skellingthorpe Road,
Saxilby, Lincoln, LN1 2LR**

#9671/2023H

Enterprise West Lindsey

Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR



Agreement

For Sale



Detail

Land of free developer tie or
D&B



Price

From £325,000 per acre



Size

1-5 acres



Location

Lincoln, LN1 2LR



Property ID

#9671/2023H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com

07929 105 394

01522 544515

Property

The property comprises a cleared level site totalling some 8.2 hectares (20 acres)

Serviced development plots from 1 acre upwards are available to purchase.

Services

We understand that mains services including water, drainage and electricity will be made available for connection.

Tenure

Serviced development plots of land are available For Sale Freehold and free of builder tie.

Alternatively, the owners are available to deliver Design & Build premises to suit an occupiers bespoke needs.

Accommodation

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

Area	Size	Price
Site 1	4 acres	SOLD
Site 2	2.2 acres	UNDER OFFER
Site 3	2.5 acres	UNDER OFFER
Site E	1 acre	UNDER OFFER
Site F	1 acre	UNDER OFFER
Site G	1 acre	UNDER OFFER
Site H	2.1 acres	SOLD

Town & Country Planning

The business park has consent for a range of potential uses falling within Class E (Commercial, business and service) of the Town & Country Planning Use Classes Order 1987 (amended 2020).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3(Restaurant & Cafe), B1 (Business) and D2 (Assembly & Leisure).

Interested parties are advised to make their initial investigations direct to West Lindsey District Council.

Rates

Charging Authority: West Lindsey District Council
Description: To be assessed
Rateable value: To be assessed
UBR: 0.512
Period: 2023-2024

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.

Price

Plot prices are shown on the availability schedule provided

Service Charge

Each property will contribute towards the cost of any shared services.

VAT

VAT will be charged in addition to the at the prevailing rate.

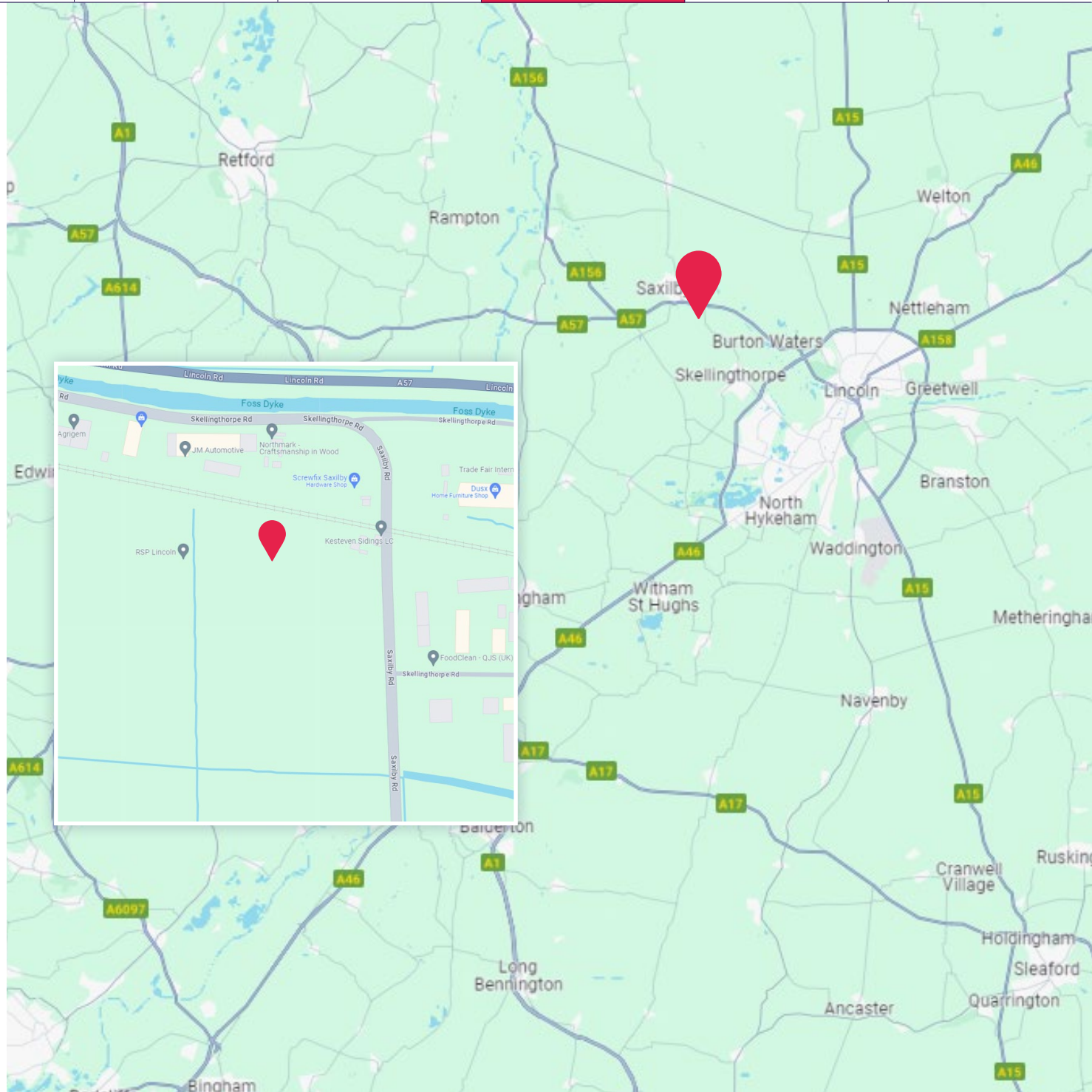
Legal Costs

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

Location

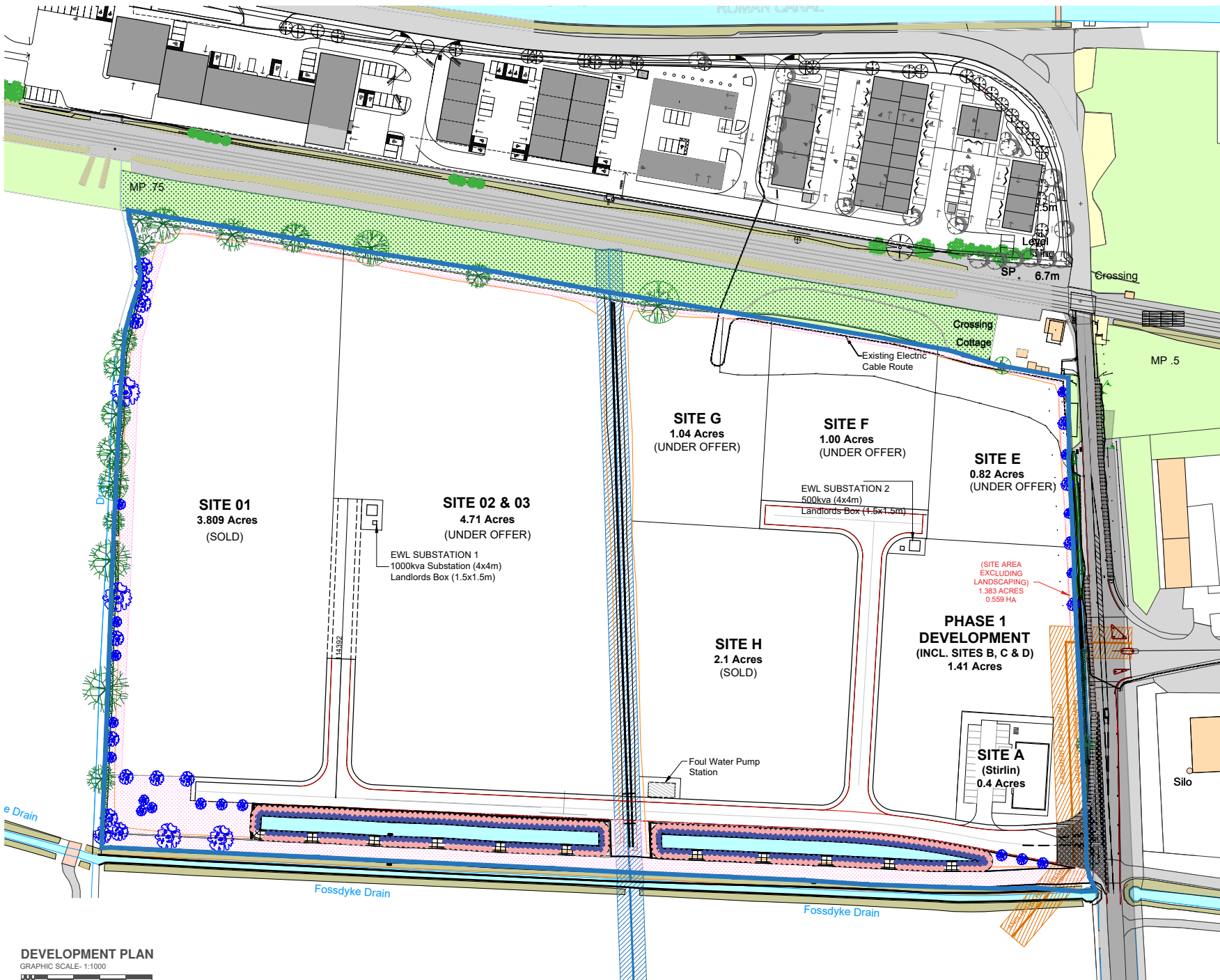
Enterprise West Lindsey will provide circa 20 acres of development opportunity. The site is located opposite the established Riverside Enterprise Park and Saxilby Enterprise Park, adjacent to the A57 at Saxilby to the west of Lincoln.

The position provides quick access to the A1 (13 miles) and the A46 bypass (5 miles). The A57 trunk road is used by in excess 12,000 vehicles per day.









ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED

REV.	DATE	DESCRIPTION
A	28.06.2022	TURNING HEAD REVISED AT CLIENT REQUEST
B	25.5.23	REDLINE ADJUSTED TO EXCLUDE LANDSCAPED AREAS
C	17.07.2023	SITES 02 & 03 COMBINED
D	26.09.2023	RED LINE REMOVED AT REQUEST
E	26.09.2023	SOLD STC ADDED AT REQUEST
F	04.10.2023	(SOLD STC) ADDED AT REQUEST



Subject to Survey
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Development Boundary

FOR DISCUSSION

client



project
ENTERPRISE WEST LINDSEY
SKELLINGTHORPE ROAD
SAXILBY

drawing
LAND TRANSFER PLAN
DEVELOPMENT PARCEL 02

scale
1:1000 @ A2

date
JUN 22

drawn
FCB

checked

drawing no.
7968S-CP-04

revision
F

john roberts architects

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DEVELOPMENT PLAN
GRAPHIC SCALE- 1:1000
0m 10m 20m 30m 40m 50m