

LAND OR DESIGN & BUILD OPPORTUNITIES

FOR SALE



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

#9671/2023H/2024E/2024L

Eddisons

Enterprise West Lindsey

Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR



Agreement

For Sale



Detail

Land free of developer tie or
D&B



Price

Land - From £370,500
D&B - POA



Size

Land - 1.14 - 2.58 acres
D&B - From 5,000 sq ft



Location

Lincoln, LN1 2LR



Property ID

#9671/2023H

For Viewing & All Other Enquiries Please Contact:



William Wall
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Director

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Property

The property comprises a new business park that provides a range of serviced land plots or Design & Build opportunities.

Plots

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that the available properties provide the following site areas.

Area	Size	Price
Phase 1	From 5,000 sq ft	D&B ONLY
Site 1	4 acres	SOLD
Site 2a	2.11 acres	UNDER OFFER
Site 3a	1.14 acres	AVAILABLE
Site 3b	1.44 acres	AVAILABLE
Site E	1 acre	UNDER OFFER
Site F	1 acre	UNDER OFFER
Site G	1 acre	SOLD
Site H	2.1 acres	SOLD

Services

We understand that mains services including water and electricity are available for connection. Further details available on request.

The services have not been tested and are not warranted to be in working order. Interested parties are advised to make their own enquiries of the relevant service providers.

Town & Country Planning

The business park has outline consent for uses falling within Classes B2 (General Industrial, B8 (Storage & Distribution) or E(g) (Offices and Light Industrial) of the Town & Country Planning (Use Classes) Order 1987 (amended 2020).

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

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

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.

Price

Site 3a: £370,500

Site 3b: £468,000

D&B: Price on Application

Service Charge

Each property will contribute towards the cost of any shared services. Details available on application.

VAT

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

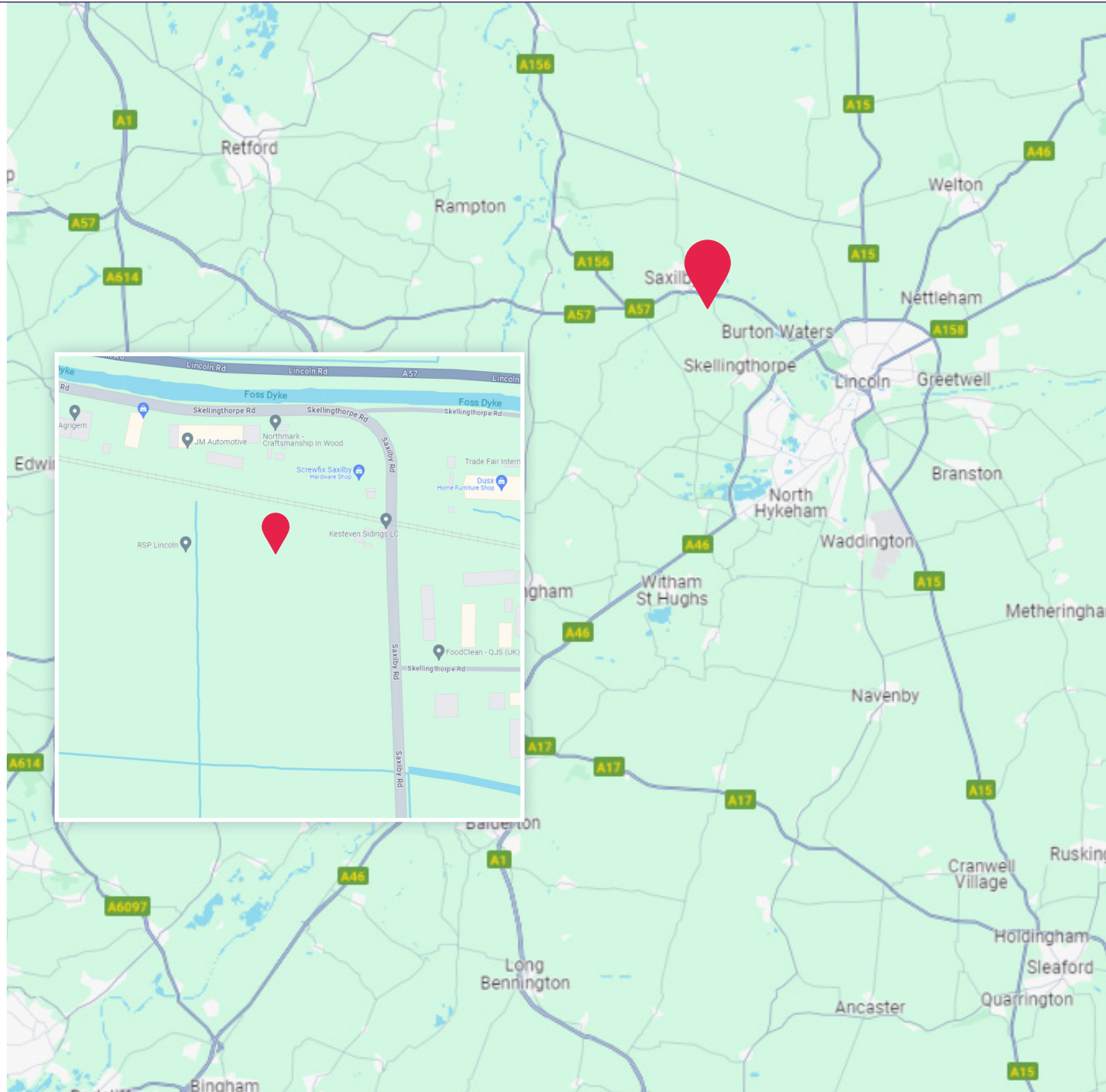
Legal Costs

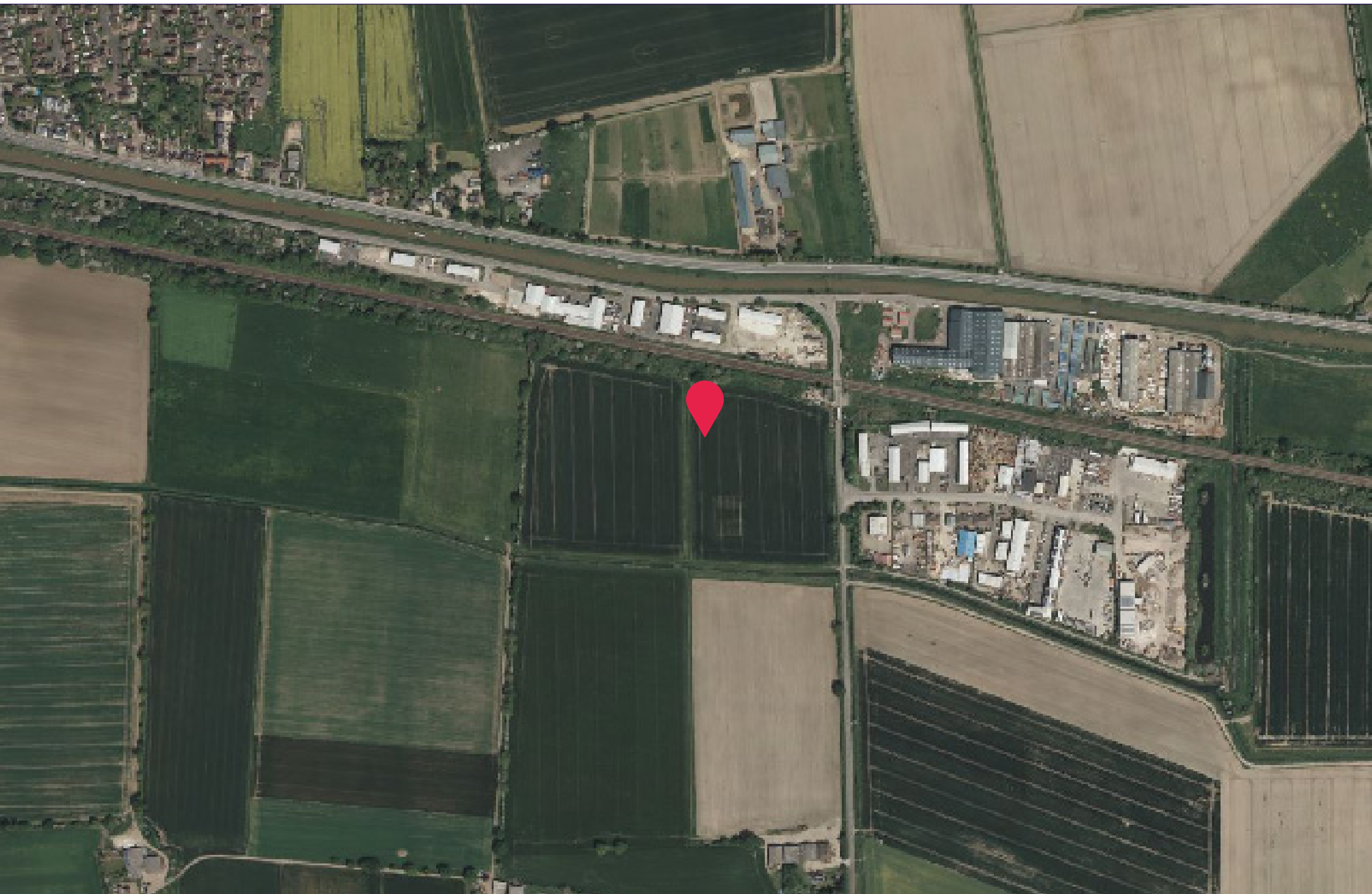
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Enterprise West Lindsey is a brand new business park located opposite the established Riverside Enterprise Park and Saxilby Enterprise Park, adjacent to the A57 at Saxilby to the west of Lincoln.

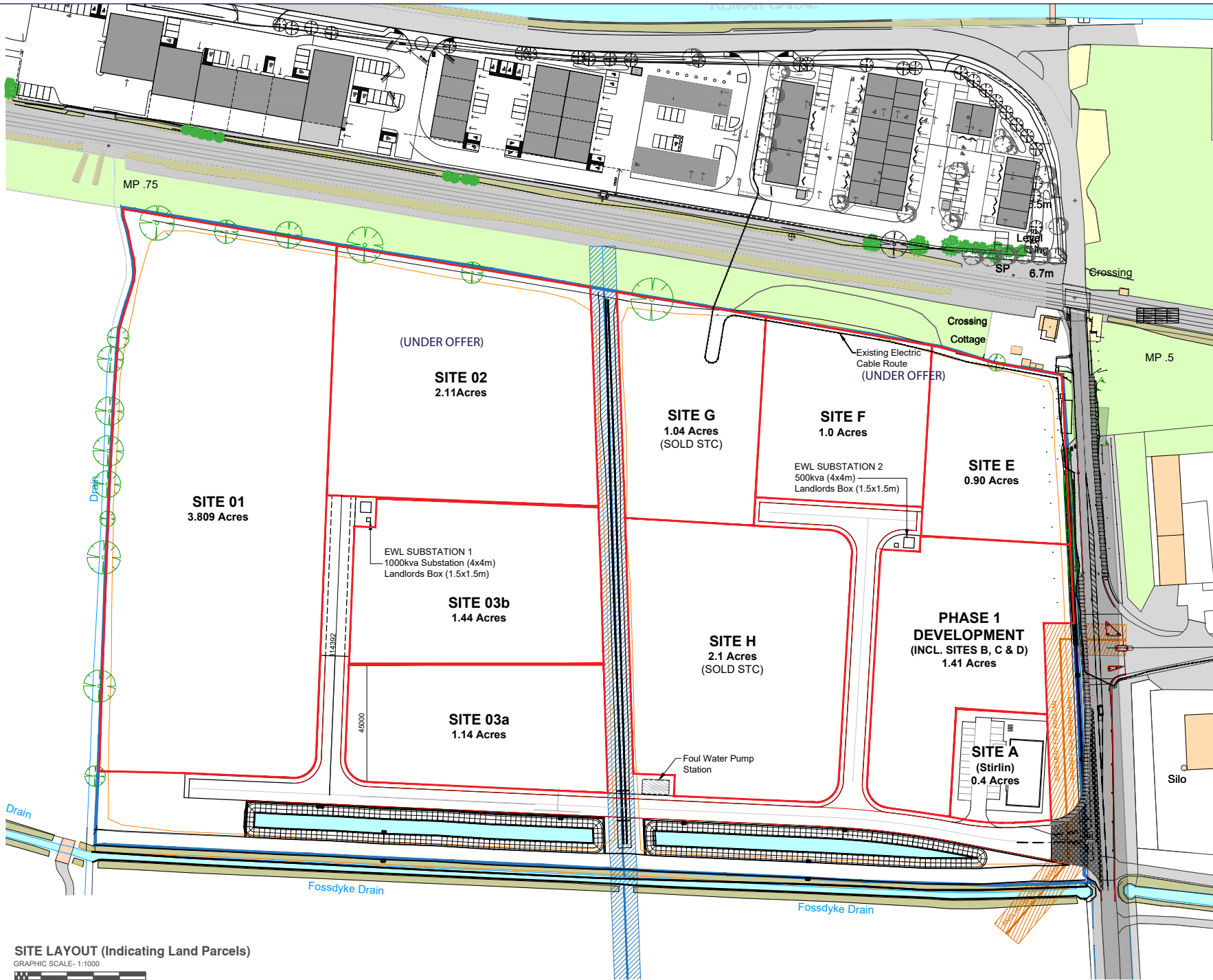
The position provides quick access to the A1 (13 miles) and the A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess 12,000 vehicles per day.











• P01 17.01.2025 FIRST ISSUE

REVISIONS:-

Client:



Project:
**ENTERPRISE WEST LINSEY,
 SKELLINGTHORPE RD,
 SAXILBY**

Drawing:
**PROPOSED SITE PLAN
 INDICATING LAND PARCELS**

Date: JAN 2025	
Scale: 1:1000 A2	Status: S0 (Initial/Work In Progress)
Project Ref: 25-1115C	Revision: P01
Drawing No: PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - DESCRIPTION EWL-BPM-V1-00-DR-A-001	

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SITE LAYOUT (Indicating Land Parcels)
 GRAPHIC SCALE- 1:1000
 0m 10m 20m 30m 40m 50m