



**Land Off Boundary Lane, South Hykeham, Lincoln  
LN6 9NQ**  
#10674/2023C



# Land Off Boundary Lane

South Hykeham, Lincoln, LN6 9NQ



Agreement

For Sale



Detail

Land



Price

OIEO £450,000



Size

1.32 Acres



Location

Lincoln, LN6 9NQ



Property ID

#10674/2023C

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

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Surveyor

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## Property

The property comprises an irregular shaped parcel of land equating to 1.32 acre (0.535 hectares) in size.

The site occupies a prominent position on Boundary Lane has planning consent for the erection of 16 no. commercial units for use within Class E(g) with associated parking. Planning was granted on the 21st September 2022.

Plans of the proposed scheme have been attached to this brochure, further details can be found on North Kesteven District Council's Planning website or alternatively please request from the agent.

## 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	Hectares	Acres
Total GIA	0.535	1.32

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the land. Foul drainage will be available via a klargester system.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The land has planning consent for the erection of 16 no. commercial units for use within Class E(g) with associated parking dated 21st September 2022.

Further details can be found on North Kesteven Planning Website under application number 22/0787/FUL. Copies can also be obtained from the Agents on request.

## Tenure

The property is available Freehold with vacant possession upon completion.

## Price

OIEO £450,000

## Method of Sale

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

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

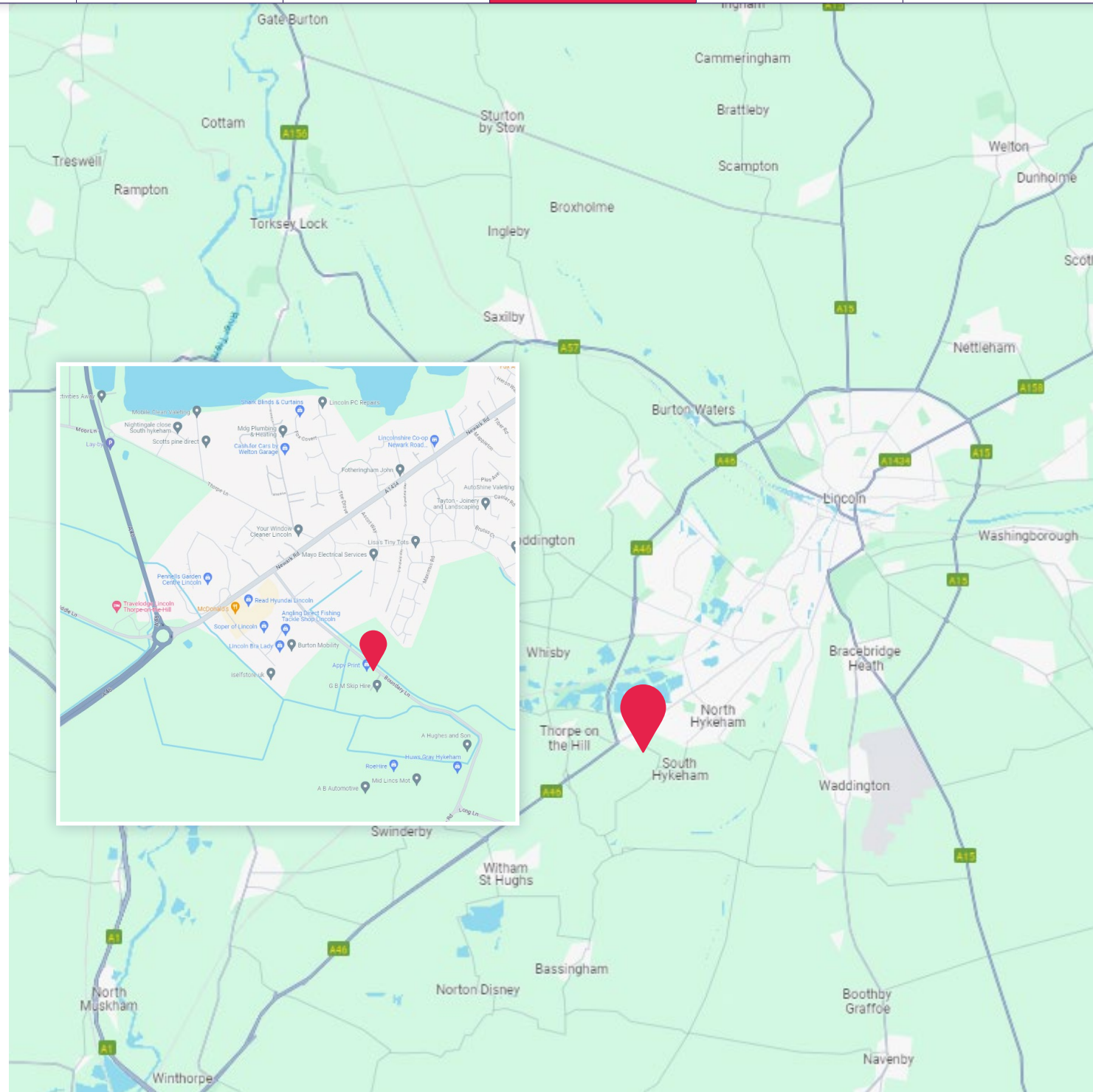
## Legal Costs

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

## Location

The land is located within an established industrial location on Boundary Lane. Boundary Lane is host to a number of occupiers including Buildbase, GBM Skip Hire, A Hughes & Son, Roe Hire and Industrial Water Jetting Systems.

The location is half a mile from the A46 dual carriageway which provides access to Lincoln City Centre via the bypass and the A1 at Newark. The land is also located within close proximity to the proposed Lincoln Southern bypass route.





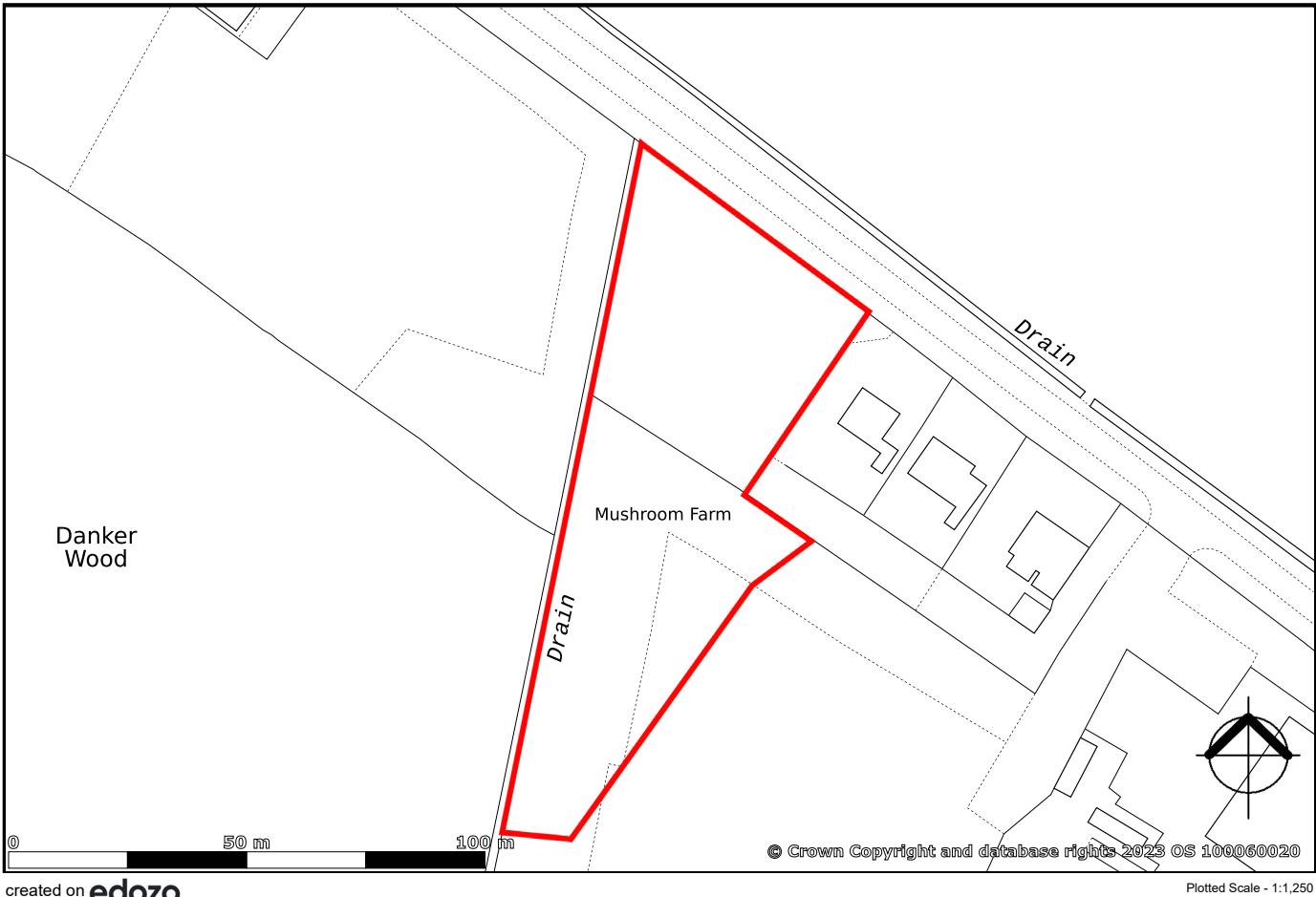








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This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract