



Indicative delineation for demarcation only - parties must refer to the Land Registry Plan

**Land at Bevor Street, Lincoln  
LN6 7DJ**

#1223381/2024L

# LAND AT BEEVOR STREET

LINCOLN, LN6 7DJ



Agreement

For Sale/To Let



Detail

Development or open storage  
land



Price/Rent

OIEO £2,000,000  
From £45,000 pax



Size

From 1 acre - 7.95 acres  
(0.41 hectares - 3.21 hectares)



Location

Lincoln, LN6 7DJ



Property ID

#1223381/2024L

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



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OR JOINT AGENTS

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## Property

The site comprises an irregular shaped development/open storage land totalling almost 7.95 acres (3.21 hectares). It is part hard and part roughly surfaced.

It occupies a strategic position on Beevor Street, adjacent to the successful Lincoln Science and Innovation Park, close to the University of Lincoln.

The location is a short walk west of Lincoln City Centre and is due to benefit from connection to Charterholme (SUE), which is under construction and due to deliver over 3,200 homes plus 20 hectares of commercial land.

## Accommodation

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

| Area  | Acres | Hectares |
|-------|-------|----------|
| Total | 7.95  | 3.21     |

## Services

We understand that mains water, gas, electricity and drainage supplies are available in Beevor Street but not necessarily connected to the site. These have not been tested and 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

Planning Permission was granted (2021/0543/HYB) for mixed use development to consist of industrial units for flexible use under Classes B2, B8 and E(g) (to be considered as Full Planning Permission) and offices within Use Class E(g)(i) (to be considered as Outline Planning).

Alternative uses may be deemed appropriate, subject to receipt of necessary Planning Permission. Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Land  
**Rateable value:** To be reassessed  
**UBR:** 0.546  
**Period:** 2024-2025

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. Our clients may also consider offering the site **To Let**, either as a whole or part (from 1 acre upwards), by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Price/Rent

OIEO **£2 million**

**From £45,000 per annum exclusive**

## 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.

## Anti-Money Laundering

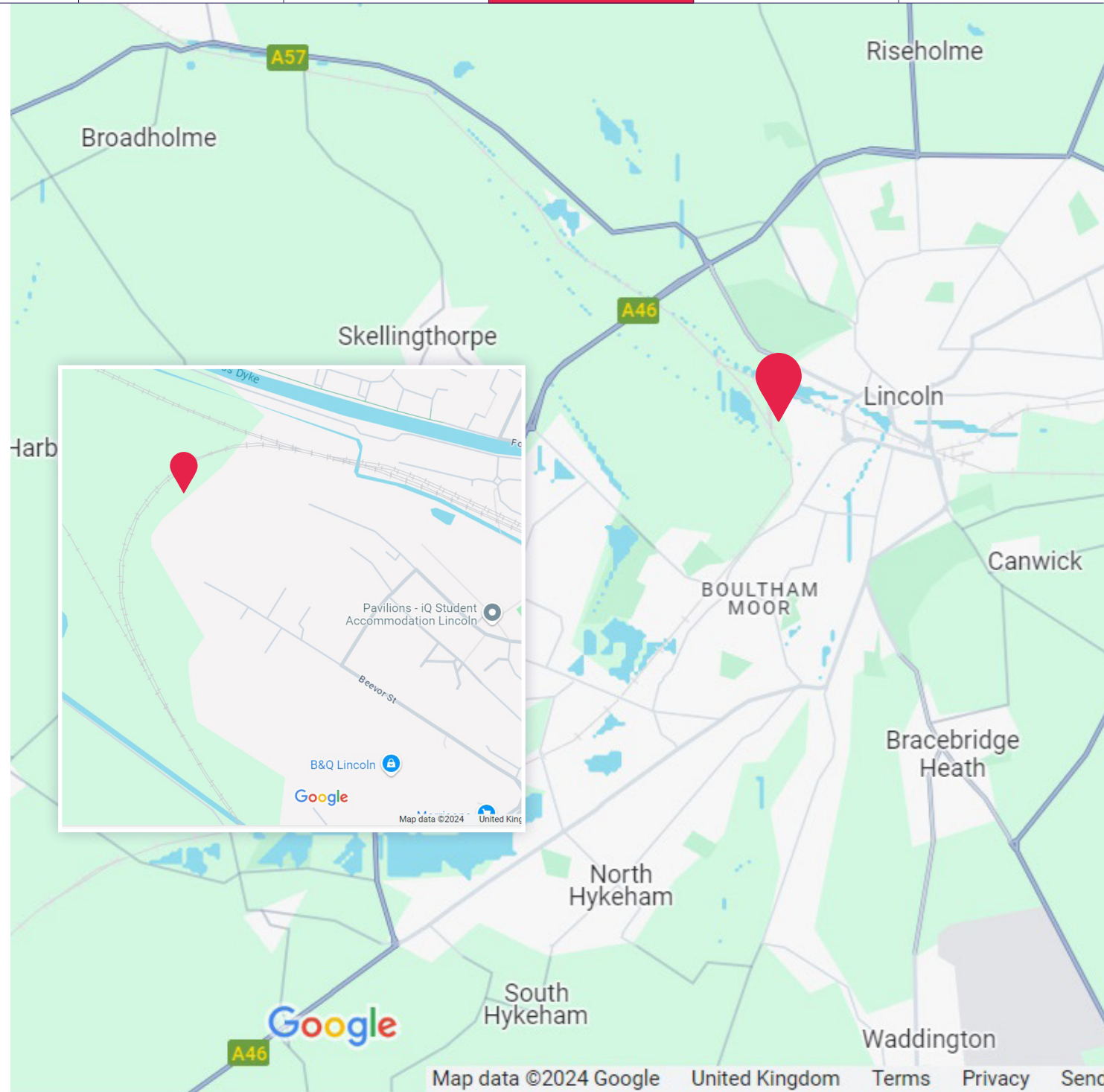
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

The site is located a short walk west of Lincoln City Centre, adjacent to the successful Lincoln Science and Innovation Park and close to the University of Lincoln, Brayford Pool Campus.

It is accessed via the busy Tritton Road, providing access to the A46 Bypass and the regional road network beyond.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire, with an estimated urban population of circa 130,000 and a catchment of 545,000, generating an estimated total catchment spend of close to £1 billion per year. It is recognised as one of Europe's finest Cathedral Cities, attracting over 3 million tourists every year.





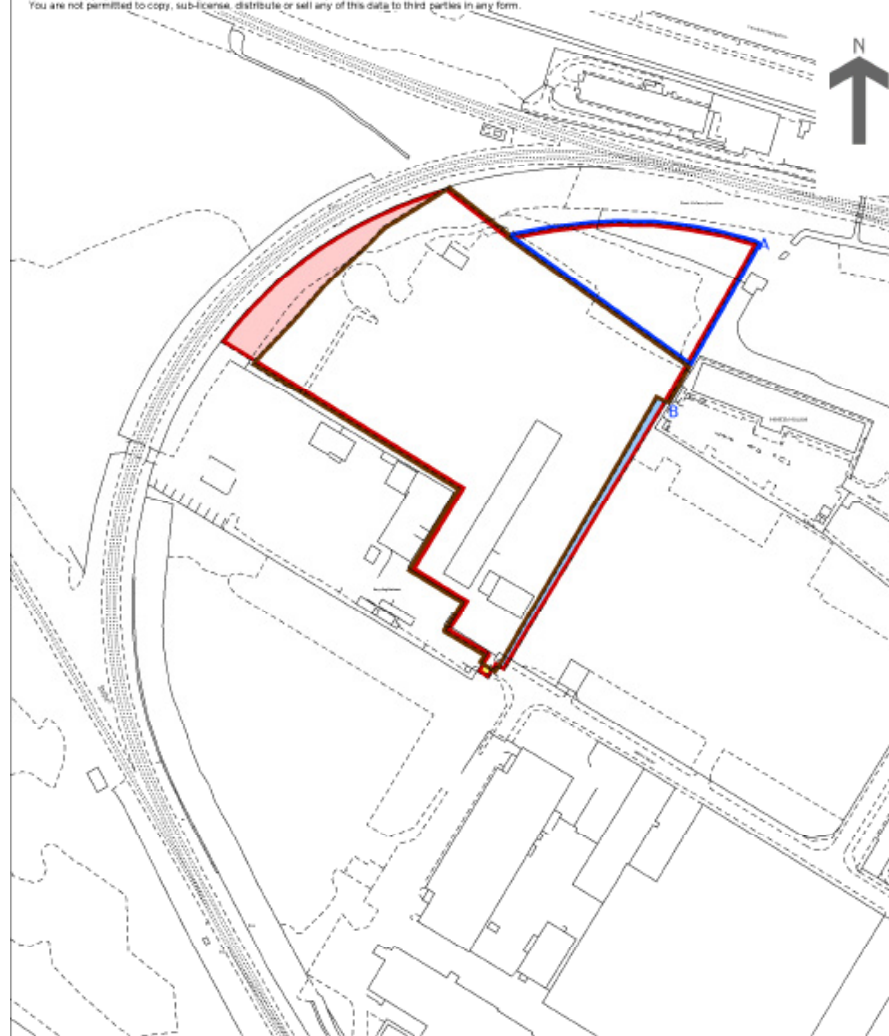


HM Land Registry  
Current title plan

Title number **LL247401**  
Ordnance Survey map reference **SK9671SW**  
Scale **1:2500**  
Administrative area **Lincolnshire : Lincoln**



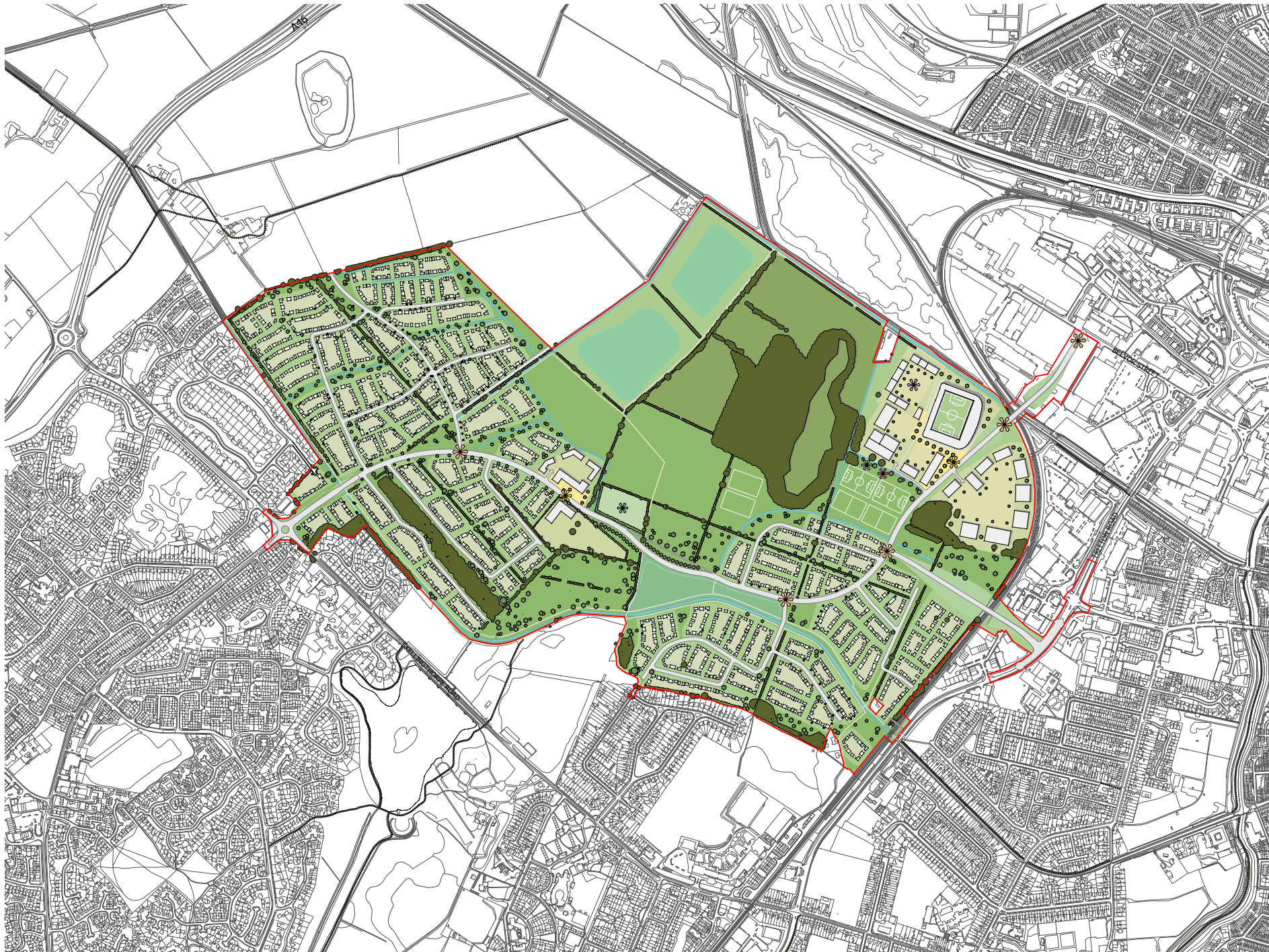
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**This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 02 December 2024 at 14:35:37. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.**

**This title is dealt with by HM Land Registry, Kingston upon Hull Office.**

## Charterholme SUE Masterplan



REVISIONS

| REV. | ASSESSMENTS                         | BY | DATE     |
|------|-------------------------------------|----|----------|
| 1    | Final Assessment                    | BB | 20.10.18 |
| 2    | Final Assessment - added            | BB | 05.02.19 |
| 3    | Final Assessment - amended          | BB | 05.02.19 |
| 4    | Final Assessment - amended, between | BB | 22.02.19 |

- KEY
- Planning Application Boundary
  - Residential Development
  - Commercial Development (B1, B2, B8)
  - Primary Vehicular Route
  - Secondary Vehicular Route
  - Existing / Proposed Pedestrian / Cycle Route
  - Existing Off Site Pedestrian Links / PROWS
  - Existing Off Site Cycle Links
  - Strategic Playing Fields / Local Usable Greenspace
  - Retained & Enhanced Ecological Area at Swapport
  - Wetland / Ecology Area
  - Wetland / Borrow Pit / Ecology Area
  - Retained Trees / Hedgerows
  - Proposed Trees / Hedgerows
  - Drain / SUDS
  - Traffic Calming
  - Bus Priority
  - Potential Park & Ride
  - Skate Park
  - Changing Hub
  - Allotments

North ↑

Lincoln Western Growth Corridor  
City of Lincoln / Lindum Group  
Illustrative Masterplan

DATE: 15.03.19 SCALE: 1:5000 @ A1  
DRAWN BY / REVIEWED BY: RB / AC  
PROJECT NO: DRAWING NO: REVISION:  
HG204 SP-01-1 V

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