

DEVELOPMENT/OPEN STORAGE LAND

FOR SALE/TO LET



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

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

#1223381/2024L

Eddisons

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:



WILLIAM WALL
BSc (Hons) MRICS
Director

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01522 544515



CHARLIE TASKER

Trainee Surveyor
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07974 470966
01522 544515

OR JOINT AGENTS

DOMINIC TOWLER
CUSHMAN & WAKEFIELD

dominic.towler@cushwake.com

NICK EMPSON
CUSHMAN & WAKEFIELD

nick.empson@cushwake.com

0121 697 7213

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

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. 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

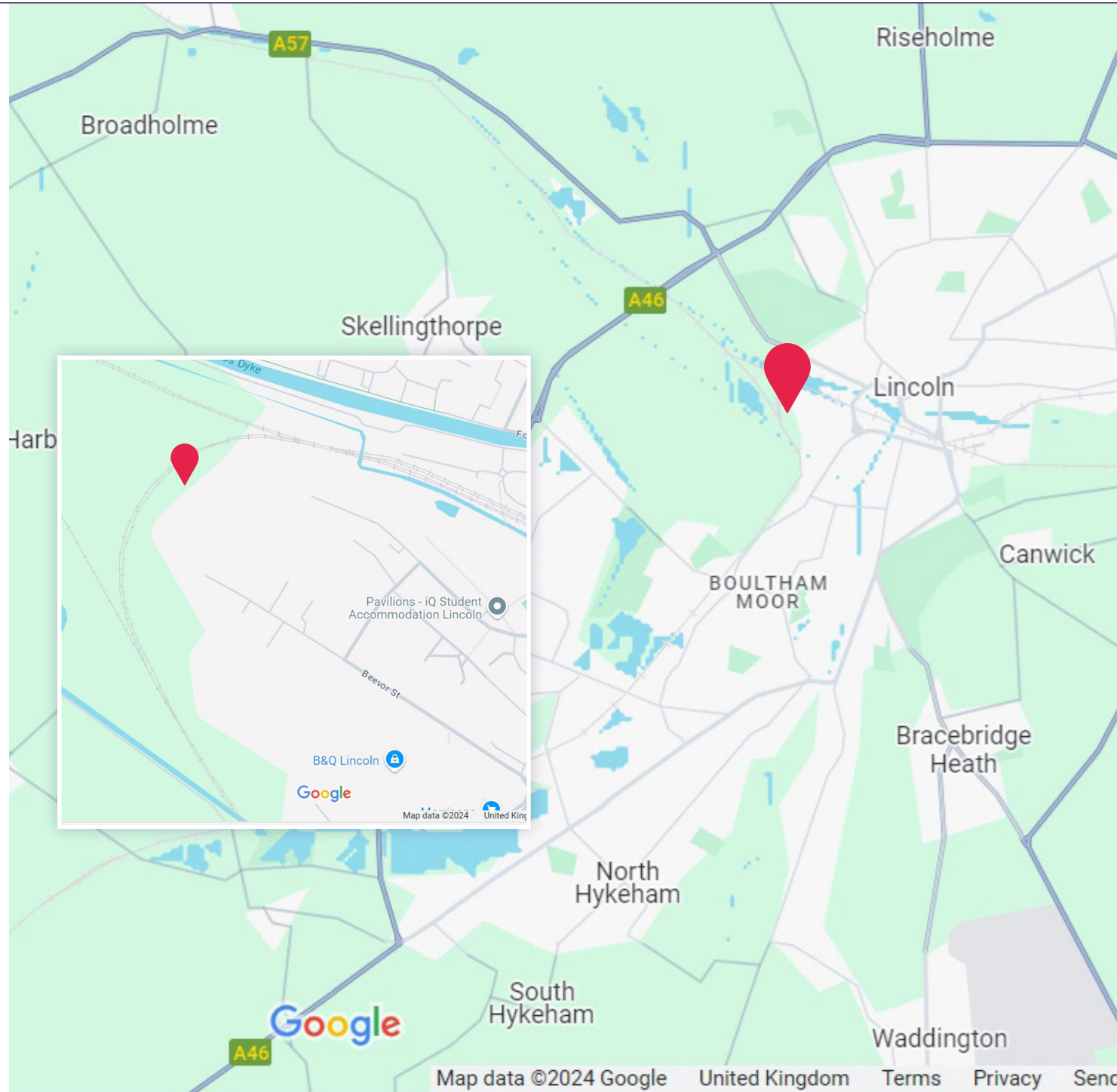
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

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.





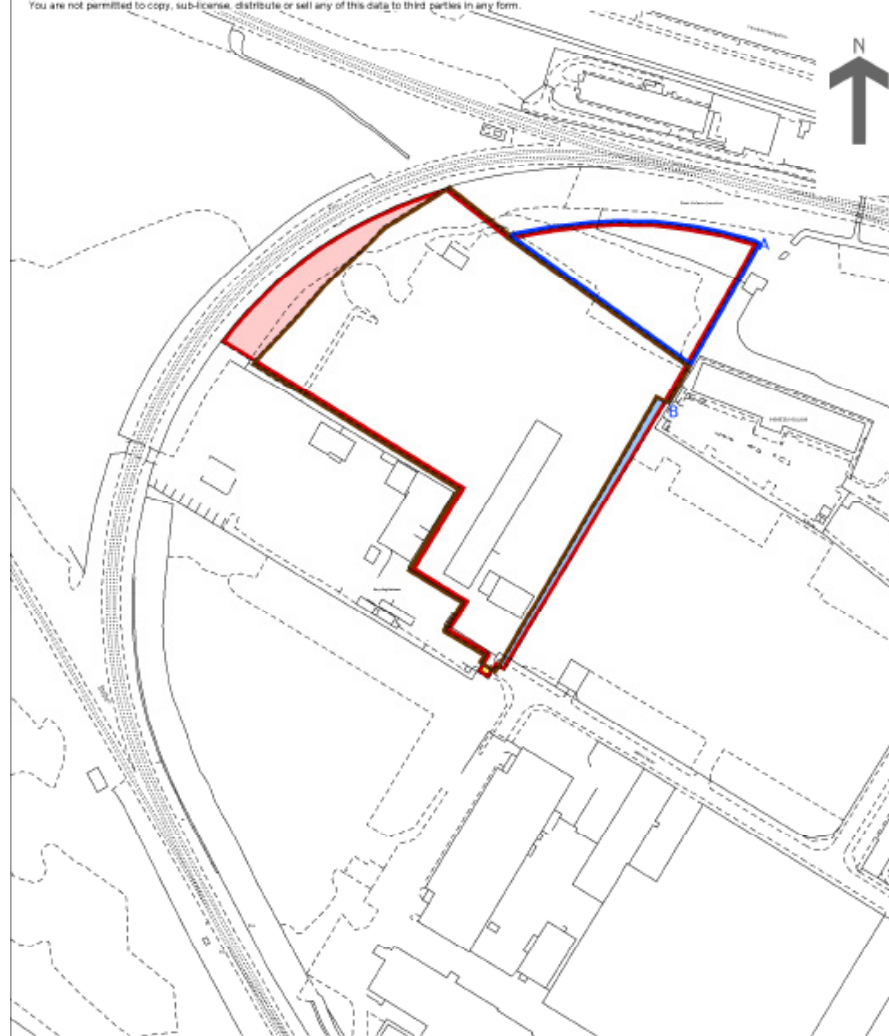


HM Land Registry
Current title plan

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 Approval	RS	20.10.18
2	Final Approval - added	RS	05.02.19
3	Final Approval - added	RS	05.02.19
4	Final Approval - added	RS	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 / Ecology Area
 - Retained Trees / Hedgerows
 - Proposed Trees / Hedgerows
 - Drain / SUDS
 - Traffic Calming
 - Bus Priority
 - Potential Park & Ride
 - Skate Park
 - Changing Hub
 - Allotments

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

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

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for Street, Lincoln

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LINCOLN, LN6 7DJ



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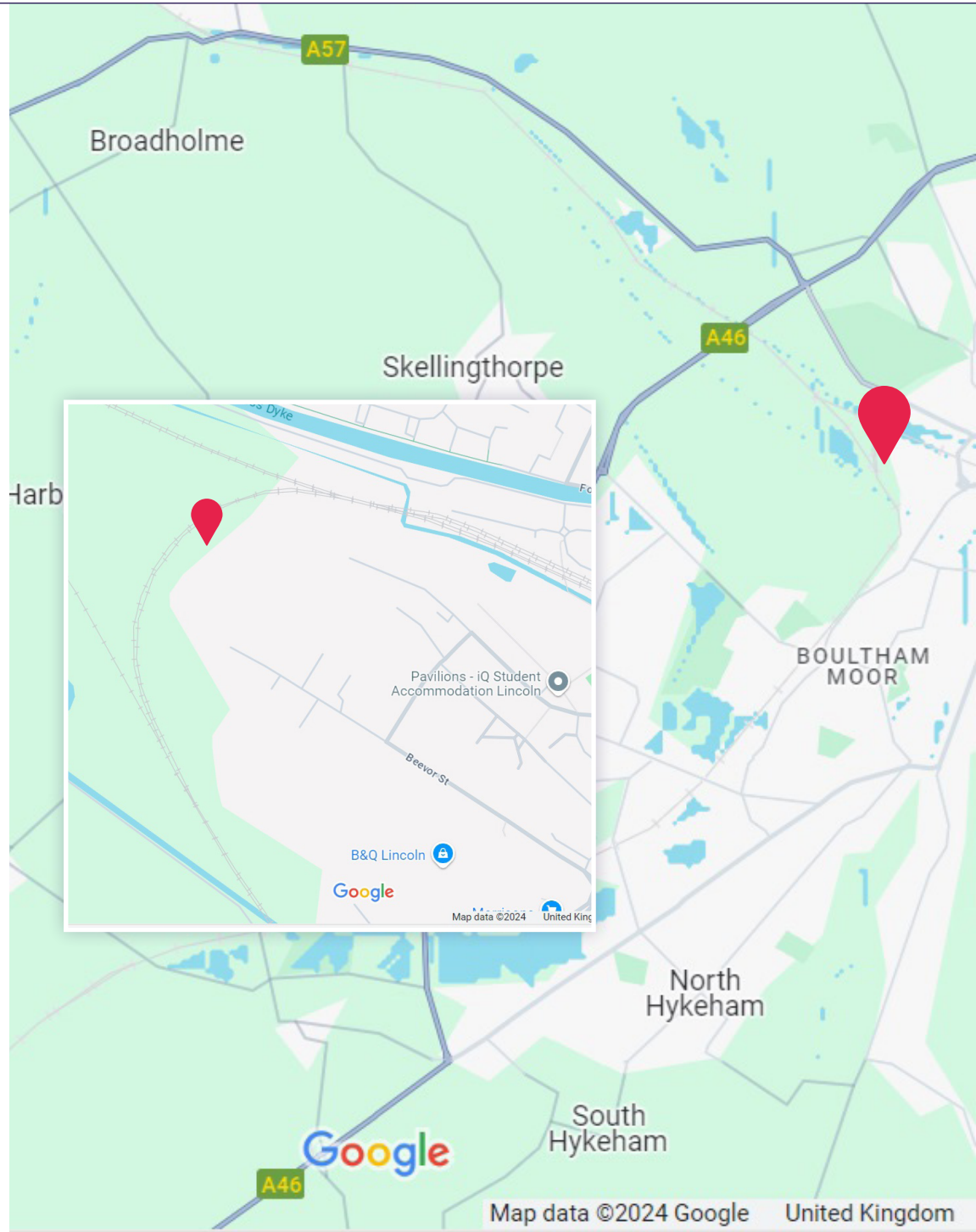
of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of the prospective purchaser and are not intended to constitute a part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but are not intended to be relied upon as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make any statement or representation in relation to this property.

AS

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Bypass and the regional road

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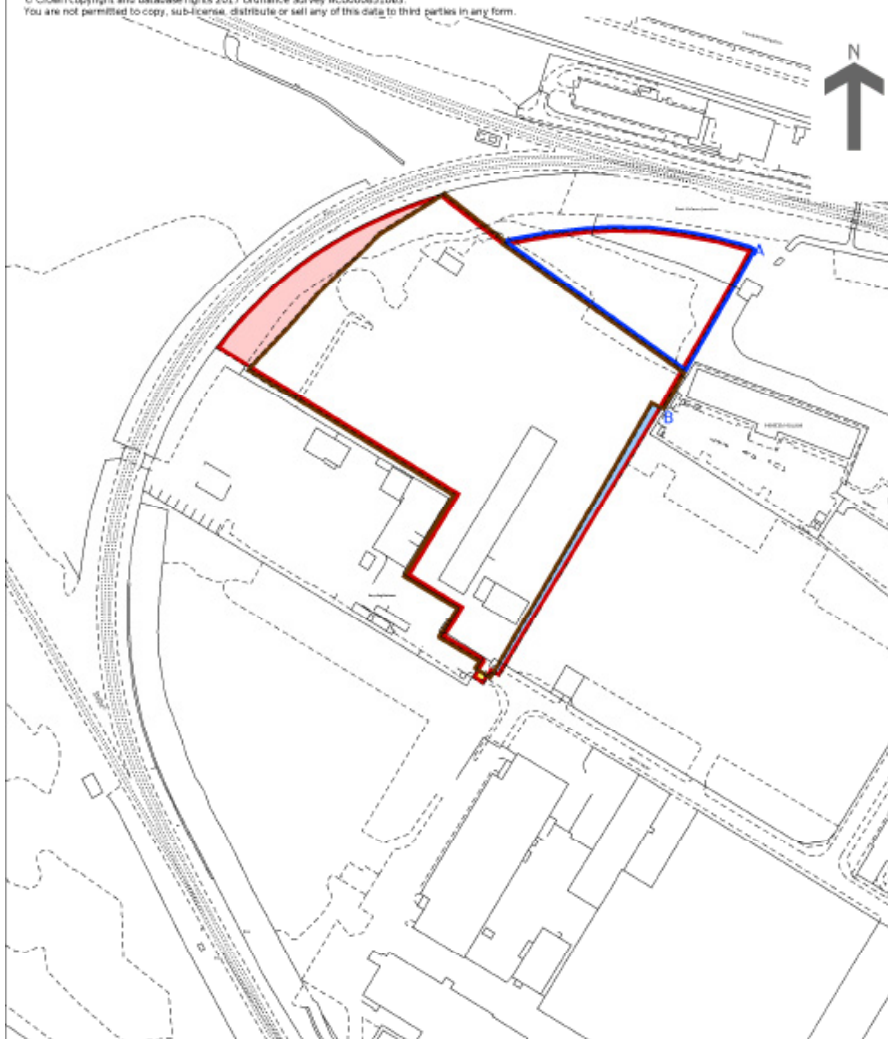


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