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Land at Otters Bridge, Gainsborough Road,
Saxilby, Lincolnshire, LN1 2LT

#187-A/2019I/20C



**BANKS
LONG & Co**



Land at Otters Bridge

Gainsborough Road, Saxilby, Lincolnshire LN1 2LT



Agreement

For Sale



Detail

Former Petrol Station Site
suitable for a variety of
uses, subject to planning



Price

£175,000



Size

0.193 hectares (0.476
acres)



Location

Lincolnshire, LN1 2LT



Property ID

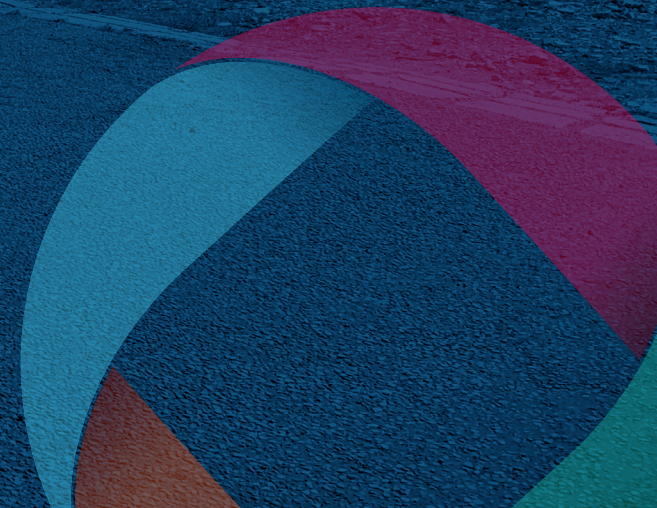
#187-A/2019I/20C

For Viewing & All Other Enquiries Please Contact:



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Site

The land comprises a part cleared level rectangular site of approximately 0.193 hectares (0.476 acres) with frontage to Gainsborough Road of approximately 58m and an average depth of approximately 32m.

Immediately to the west of this property is a former Little Chef restaurant.

Services

We understand mains electricity, drainage and water are available to the site, although interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the most recent use for the site was primarily for petrol filling station which is a sui generis use and does not fall within a specific class of the Use Classes Order 1987 (as amended).

In the agent's opinion the site would be suitable for a variety of alternative uses, subject to receipt of the necessary planning permissions.

Interested parties are advised to discuss any proposals for this site with West Lindsey District Council Planning Department.

There will be an absolute prohibition on car wash use and the Vendor would insist a covenant is drafted into the Title.

Remedial Works

The Vendor has previously carried out decontamination works as part of the demolition and a report can be provided upon request.

Method of Sale

The site will be sold freehold with vacant possession and is being offered For Sale by way of Private Treaty.

Price

Guide Price: £175,000

VAT

VAT may be payable in addition to the purchase price at the prevailing rate.

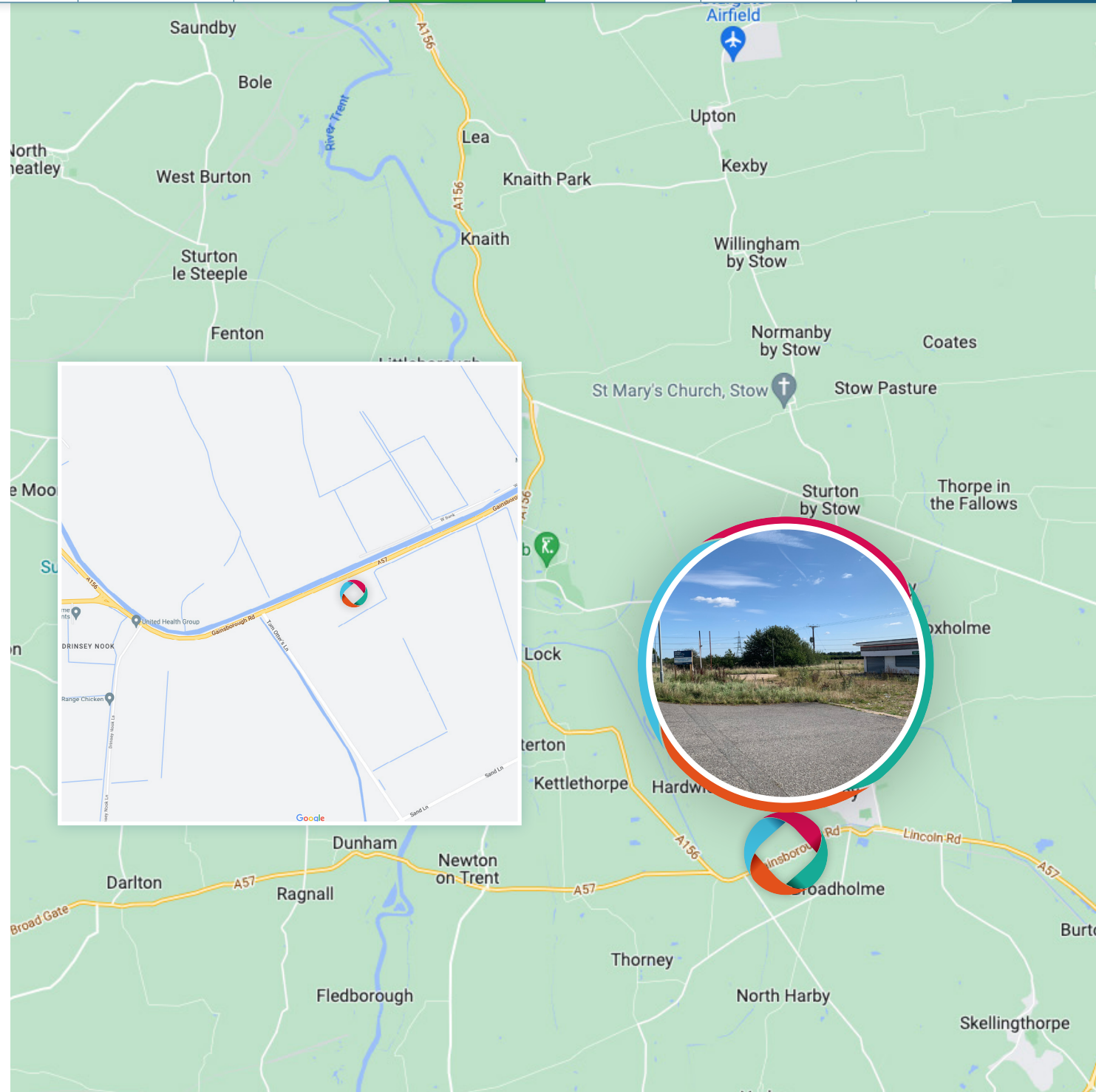
Legal Costs

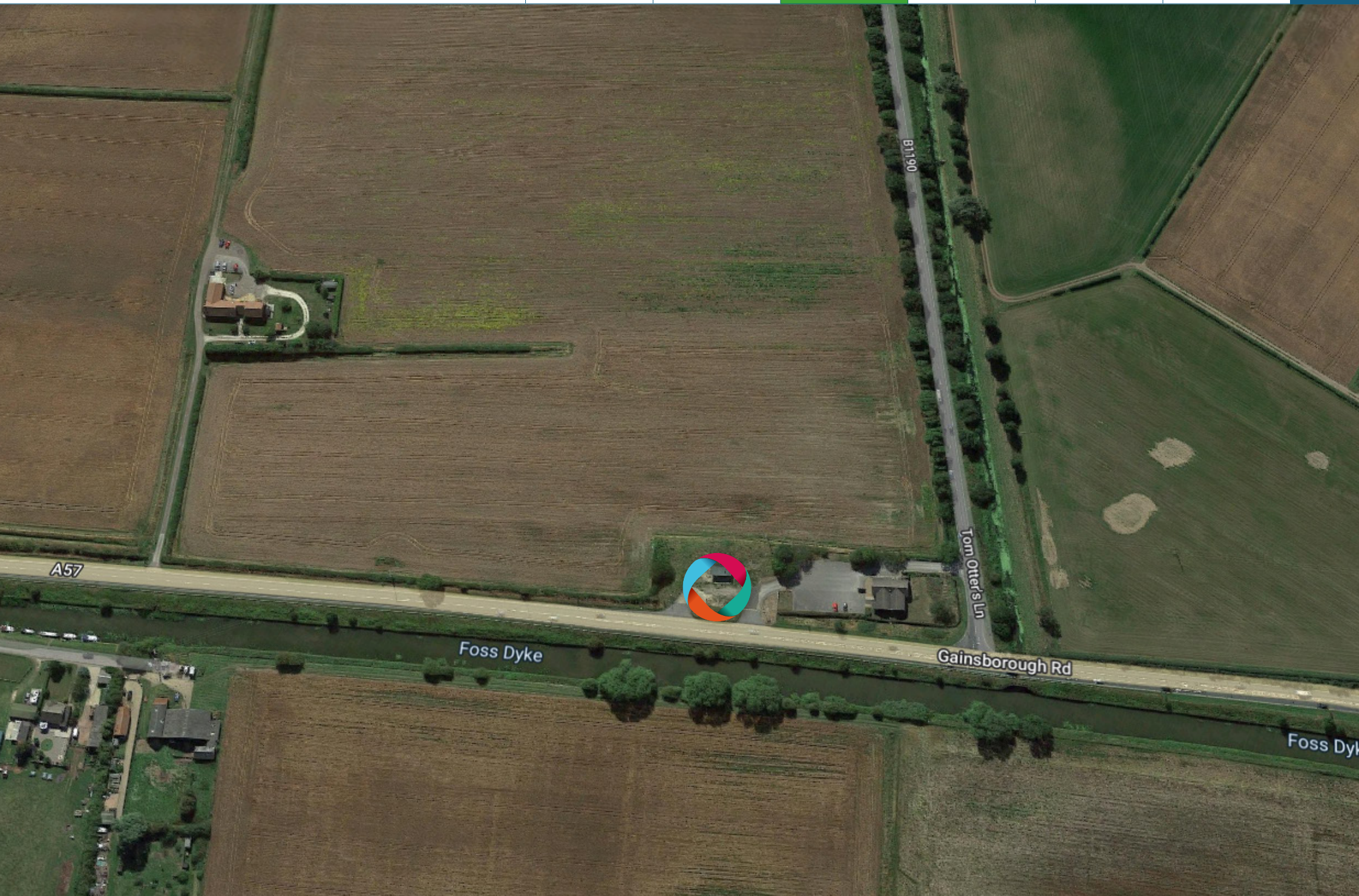
Each party is to be responsible for their own legal costs incurred in documenting the transaction.



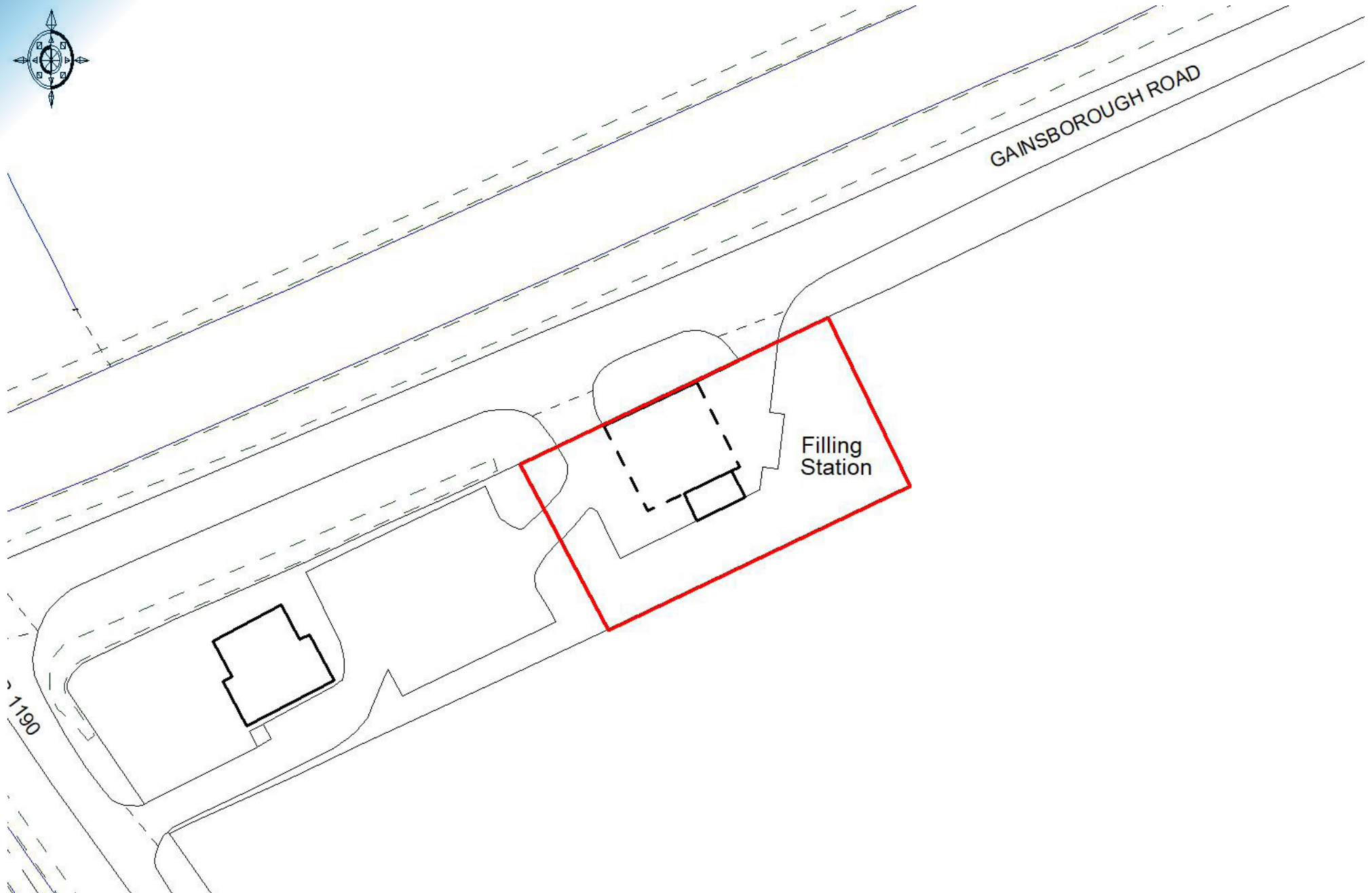
Location

The former petrol station is situated on the southern side of the A57 Gainsborough Road in the Parish of Saxilby, approximately 60m north east of the junction with the B1190 Doddington Road, approximately 6 miles west of Lincoln city centre and 1 mile west of the centre of Saxilby village. The A1 and A46 can easily be accessed via the A57.









1190

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