



**PLOTS 1100 & 1200**  
**SOMERBY PARK**  
**GAINSBOROUGH DN21 1QT**

COMMERCIAL LAND FOR SALE/ TO LET

Located on the Somerby Park Enterprise Initiative Area

Up to 100% Business Rates Relief

Potential for a range of commercial uses

Prominent location adjacent to the A631, linking to the A1/A1(M), A15 and M180/M18

Within 35 miles of the UK's largest ports at Immingham & Grimsby





Planning Use Class	Plot Ref	Site Area Acres	Quoting Price
B2, B8 & EG	P 1100	1.8	£470,000
B2, B8 & EG	P 1200	2.17	£545,000

## THE OPPORTUNITY

The opportunity forms part of Somerby Park which extends to approx. 11 acres adjacent to the established Heapham Road employment area. Access is from Somerby Way which adjoins the A631 dual carriageway. The site abuts the Lincolnshire Otter Public House and A631 along its north-west boundary giving it a high degree of visibility as well as accessibility.

The site is within the Somerby Park Enterprise Initiative area led by West Lindsey District Council. Incentives include up to 100% Business Rates Relief, free pre-development advice and support & introductions from the Council, Local Enterprise Partnership and businesses.

## CONNECTIVITY

Gainsborough town centre - 1 mile  
 Lincoln - 18 miles  
 Doncaster - 21 miles  
 Sheffield - 40 miles  
 Retford - 11 miles

## LOCATION

Gainsborough is a busy Lincolnshire market town and the administrative centre for West Lindsey District Council. The town is 30 mins drive time from the motorway network (A1(M) and M1), two international airports and the East Coast Mainline rail services.

Gainsborough was awarded New Growth Status by the Government in 2008. This will see a major growth and investment programme which will see 4,435 homes developed by 2036 together with commercial development and job creation. This will see the population increase from its current 19,000 to around 30,000. Major businesses located in the town include PING, EMINOX and Regal Manufacturing.

## DEVELOPMENT PROPOSALS

Somerby Park is being promoted for an employment led scheme (industrial and storage/distribution) along with elements for complimenting uses – trade outlets, takeaway food, car sales garage and educational training uses.

It is envisaged that Plots 1100 and 1200 will be sold as as serviced freehold development plots free of builder tie. Details available on request.

## TERMS & FURTHER INFORMATION

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