

FREEHOLD DEVELOPMENT OPPORTUNITY

LAND FOR SALE

Former Advanta Seeds Site, Southgate, Sleaford, NG34 7EY

- Residential and Commercial development opportunity (STTP)
- Town Centre Location
- Cleared Site
- Site Area c11.7ac (c4.53 ha)





Location

The site is situated in Sleaford, a market town within the Lincolnshire. Its approximately 10 miles north-east of Grantham, 16 miles west of Boston, and 17 miles south of Lincoln. The site is located on the edge of the Town Centre within a mixed area providing residential terraced housing and industrial uses.

Located immediately to the west of the site is Sleaford Railway Station providing direct services to Lincoln, Nottingham and Darlington. There are good transport links with the A15 providing access to Peterborough and Lincoln and the A17 providing access to Boston and Newark-on-Trent.

Description

The cleared site comprises approximately 4.73 ha (11.7 acres) of brownfield land. Please note that the image on the front page is historic and the buildings on site have now been demolished and cleared. The train line runs directly across the southern border of the site with a new housing estate to the east. Directly to the north are industrial units and green space.

Tenure

The site is held freehold and will be sold in its current condition and subject to all third party rights, easements and statutory designations currently passing.

Legal Costs

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



VAT

VAT is chargeable on the site.

Planning

The site benefits from an outline planning permission for a mixed-use commercial scheme comprising six retail units (A1), drive-thru (A3/A5, retirement living (C2/C3) and full planning permission for a replacement bowls facility. The application reference is: 18/0745/OUT. The site also lends itself to residential, subject to planning permission. All parties should make their own enquiries to: North Kesteven District Council.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. 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. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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