



Plot 8 Off Marshall Way

Heapham Road, Gainsborough, Lincolnshire, DN21 1QT

Freehold | Commercial Development Land | 1.63 Acres (0.66 Hectares)

**Offers
Invited**



Location

The site is located on Marshall Way in Gainsborough, a market town, inland port and civil parish in the West Lindsey district of Lincolnshire. The market town offers a wide range of facilities and amenities with fascinating exhibitions at Gainsborough Heritage Centre. The Old Nick Police Museum and the Gainsborough Model Railway. Gainsborough is home to warehouses, breweries and large engineering firms with the town being approximately 55 miles from the North Sea.

Marshall Way is predominantly located being adjacent to the established Heapham Road Industrial Estate and Corringham Road Industrial Estate and industrial employment areas. Additionally, the site is immediately adjacent to the 11-acre development promoted for a range of office, industrial and retail uses.

The site allows for easy access and excellent road links to two international airports, the East Coast Mainline rail services and the Humber ports. With the land being adjacent to the A631 dual carriageway, the A1(M) and M180 are both approximately 17 miles from the site and surrounding towns include Scunthorpe, Retford and Worksop with Doncaster and Lincoln being within 21 miles.



Description

The site comprises a broadly level and rectangular shaped plot with the opportunity to acquire the land for development purposes (STP). Palisade fencing is situated to the left-hand side and rear of the site with the remainder being open to the road. The land is currently overgrown and features a roadside drainage pond

The site is located within Flood Zone 1 and therefore has a low probability of flooding from rivers and the sea. Additionally, the site boundary is within the Somerby Park Enterprise initiative area, incentives include up to 100% business rates relief, free pre-development support and advice from the Council and Local Enterprise Partnership, introductions to local business leaders and Gainsborough Place Board as well as access to 'Made in Gainsborough' an employer led engineering apprenticeship scheme.

For further information, please contact West Lindsey District Council.



Accommodation

The site extends to approximately 1.63 acres (0.66 hectares).



Further information

Planning History

141228 - The most recent planning application sought for a proposed building to accommodate office, studio and conference facilities, with ancillary internal storage onsite car parking. External finishing materials include glazing, black bricks, black composite cladding. Granted time limit plus conditions 17/06/2020.

126442 - Outline planning application for employment site, use classes B1 business use, B2 General Industrial use. B8 Storage and Distribution use and A2 Office use. (Scale and Access to be considered and not reserved for subsequent approval) - to replace extant planning permission 121036. Approved 25/11/2010.

121036 - Outline planning application for employment site, use classes B1 Business use, B2 General Industrial use, B8 Storage and Distribution use and A2 Office use. (Scale and Access to be considered and not reserved for subsequent approval). Approved 31/10/2007.

99/P/1041 - Outline planning application to use land for industrial development (use classes) B1m, B2 & B8). Approved 14/02/2001.

Easement

There is a right of way for utilities and services to the adjoining site.

Covenant

There is a restrictive covenant on the site. Please contact the relevant agent for further information.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

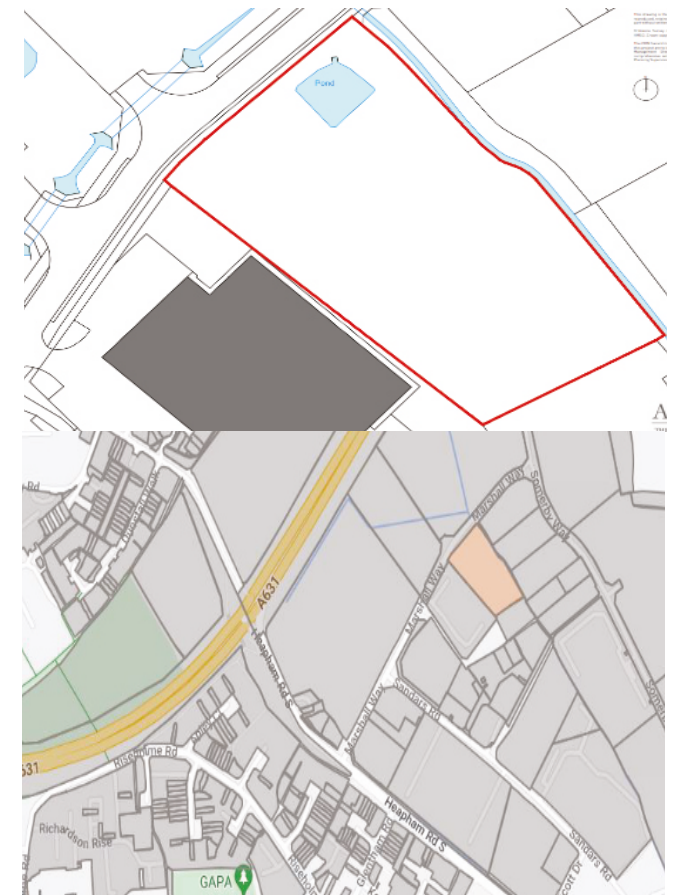
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

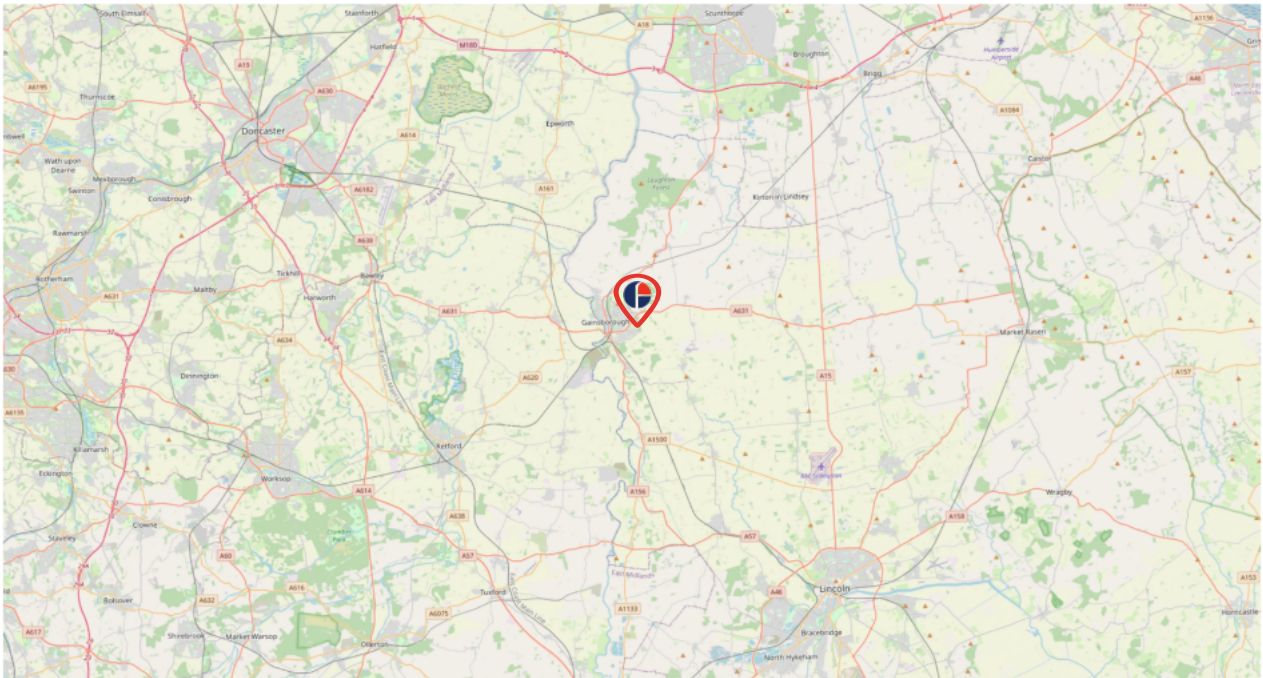
The successful tenant / purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

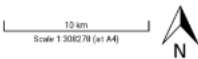
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / occupier should satisfy themselves independently as to VAT in respect of this transaction.



Plot 8 Off Marshall Road, Gainsborough



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Approximate Travel Distances



Locations

- Lincoln 18.2 miles
- Doncaster 21.2 miles
- Newark 25.6 miles



Nearest Station

- Gainsborough 2.2 miles



Nearest Airport

- Humberside 28.5 miles



Nearest Port

- Doncaster IPort 19.1 miles



Viewings



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Particulars dated November 2024. Photographs dated November 2024.