

FOR SALE

DEVELOPMENT

LAND EAST OF KESTEVEN STREET

LINCOLN
LN5 8HE



3.1 ACRES (1.26 HECTARES)

- Prime commercial development land suitable for a variety of uses, subject to planning
- Prominently situated adjacent to recently constructed East West city centre link road network
- Site forms part of 'Regeneration Opportunity Area' within adopted Central Lincolnshire Local Plan
- Offers invited on either conditional or unconditional basis

PRICE UPON APPLICATION

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LOCATION

Lincoln is a cathedral city and the administrative and major shopping centre within the County of Lincolnshire with a population of around 110,000 living within the main built-up area including the settlement of North Hykeham. Lincoln acts as a service centre over a wider area, including settlements such as Welton, Saxilby, Skellingthorpe and Washingborough. These villages look to Lincoln for most of their service and employment needs which effectively extends the population served by the City to around 165,000.

Lincoln is also a university city with circa 15,000 students and staff contributing an estimated £250 million annually into the local economy.

Tourism is booming in Lincoln with over 4 million people visiting the City in 2017 and a 7% growth in the visitor economy, reaching over £203 million - a record figure.

SITUATION

The site is prominently situated at the corner of Kesteven Street and Clifton Street, adjacent to the Pelham Bridge dual carriageway flyover (A15) and a short distance to the south east of the City Centre. Lincoln's new Transport Hub, which connects the railway station with a new bus station and 1,000 space multi-storey car park across a pedestrianised plaza, is situated approximately 300 metres to the north west together with The Cornhill Quarter, a redevelopment and refurbishment of a key gateway location to the City Centre.

DESCRIPTION

A predominantly clear and level site with palisade fencing. Surrounding properties are a mix of retail, office, industrial, leisure and residential uses. Adjacent occupiers include Tesco and Buildbase.

SITE AREA

Approximately 3.1 acres (1.26 hectares).

SERVICES

We understand that mains water, drainage, electricity and gas are available for connection to the site. Interested parties should make their own enquiries of service providers to confirm the availability and capacity of services.

PLANNING

The site is situated within a 'Regeneration Opportunity Area' within the adopted Central Lincolnshire Local Plan and Policy LP35 applies which states:

Planning permission will be granted for the appropriate redevelopment of the sites in the regeneration area for employment and housing, either solely or as part of a mixed use development in association with:

- Business use (B1);
- Leisure;
- Education and community use (D1); and
- Small shops / cafés / restaurants on the ground floor

The development shall contribute proportionately to the upgrading of footway / cycleway provision to encourage a modal shift for the short journeys from the regeneration area to and from the City Centre.

Interested parties should make any planning related enquiries to City of Lincoln Council Planning Department on 01522 873474.

TENURE

Freehold with vacant possession upon completion.

PRICE

Upon application. Offers are invited on a conditional or unconditional basis for consideration.

VAT

At the time of preparation of these particulars (August 2018) we understand that the vendor has not elected to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PLANS

Plans included or attached to these particulars are for identification purposes only and do not form part of any contract. They may not be to scale.



FURTHER INFORMATION / VIEWING

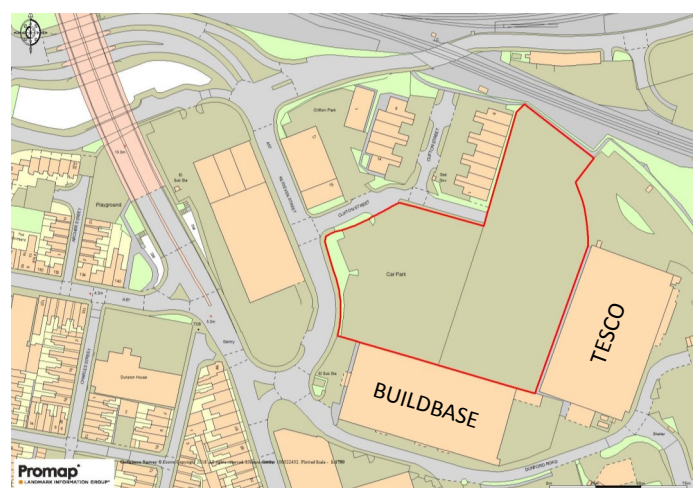
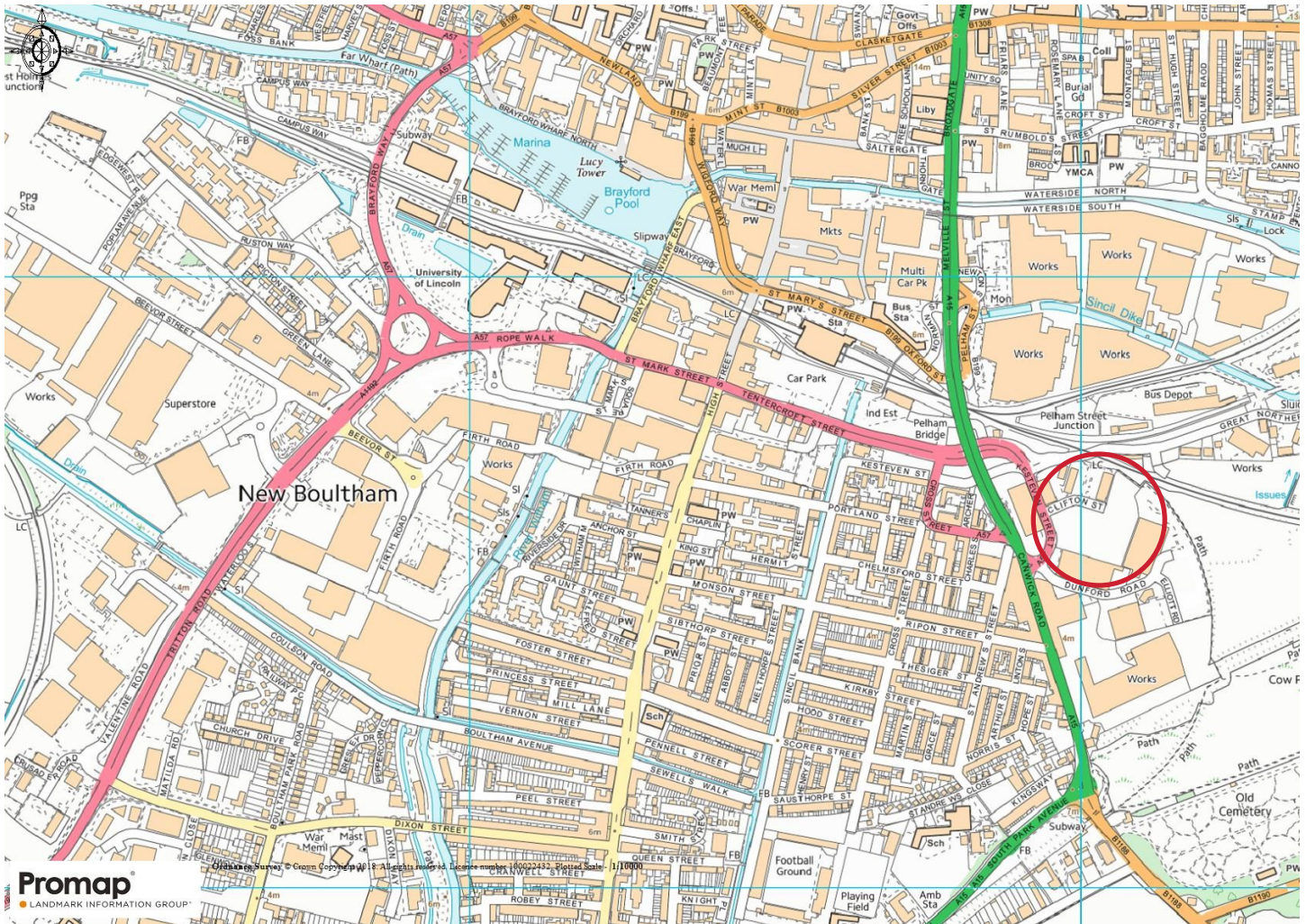
For further information or to arrange a viewing please contact sole agents Lambert Smith Hampton:

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