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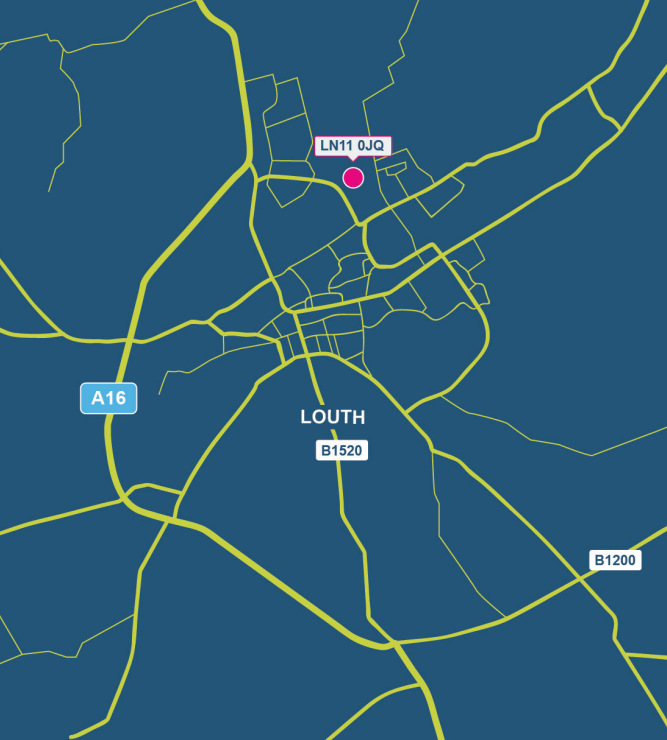


# BANKS LONG&Co

NORTH HOLME ROAD, LOUTH, LINCOLNSHIRE  
LN11 0JQ

- Prime cleared development site suitable for a variety of uses, subject to planning
- Part of the established Fairfield Industrial Estate, close to B&Q and Halfords
- Approximately 2.75 hectares (6.8 acres)
- **FOR SALE**
- Prominent roadside location providing easy access to A16 and Town Centre





## LOCATION

Louth is a prosperous market town with a population of approximately 15,000 people and a significantly larger catchment given it is the capital of the Lincolnshire Wolds and the administrative capital of East Lindsey District Council. Louth is situated approximately 24 miles east of Lincoln and 15 miles south of Grimsby.

The site holds a prominent roadside position in the heart of Fairfield Industrial Estate, Louth's main commercial hub, and sits adjacent the A16 trunk road providing easy access in and out of the town.

Surrounding sites comprise a mix of uses including industrial and office, with majority of occupiers fronting North Holme Road being essentially retail use, including occupiers such as B&Q, Halfords, Screwfix, Citroen, Renault and Bush Tyres.

## PROPERTY

The property comprises two main elements. Zenith House sits in the mouth of the entrance to the site and is due to be demolished and cleared shortly.

The remainder of the site is located to the rear and was formerly the Associated British Foods storage and distribution depot which has now been demolished and cleared.

The site is essentially a cleared parcel of land extending to approximately 2.75 hectares (6.8 acres).

It is envisaged that access to the site will be via North Holme Road.

## SERVICES

We understand all mains services are available within the vicinity of the site, however the Vendors cannot give any guarantee as to the capacity of these services and interested parties are advised to make their own enquiries with the service providers.

## TOWN AND COUNTRY PLANNING

We understand that the most recent use for the site was primarily for storage and distribution falling within Class B8 and would therefore assume that other uses falling under Classes B1, B2 and B8 would be suitable.

In the agent's opinion it is also felt that the site would be suitable for a variety of alternative uses including retail and leisure roadside uses, subject to receipt of the necessary planning permissions.

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

## METHOD OF SALE

The site will be sold freehold with vacant possession and is being offered **for sale** by way of Private Treaty.

## GUIDE PRICE

Offers are invited for the site on either a conditional, subject to planning basis, or unconditional subject to contract only.

## VAT

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

## LEGAL COSTS

Each side to pay their own costs.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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