

Development Opportunity



Former Gospel Hall, Long Leys Road, Lincoln LNI IEQ

- Approximately 1.14 acre site
- 6,000 sq.ft. of accommodation
- Residential planning scheme granted
- Four double door access
- Secure parking courtyard
- Various usage potential (stp)

For Sale - £650,000

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Description

A single storey hall with brick walls and steel frame roof that sits on a site of approximately 1.14 acres. The hall is approximately 6,000 sq.ft. made up of a large amphitheatre in the centre providing seating for around 500 people. The reception area around the edge of the hall provides further space along with extensive cloakroom facilities, disabled toilet and offices. The rest of site is tarmaced with parking for around 150 vehicles.

To the right hand side of the hall is a detached house also owned by the client and is available by separate negotiation. Details available upon request.

Location

The property is positioned to the west of the centre of the City of Lincoln and therefore within easy reach of the Cathedral quarter and Bailgate area of the City. Transport links include the A46 & A57 which provides quick access to the A1 and train stations such as Newark Northgate providing regular trains to London Kings Cross.

Rateable Value

Interested parties are advised to contact Lincoln City Council to establish the rates payable.

Planning

Interested parties should make their own enquiries with City of Lincoln Council on 01522 881188 to confirm that their proposed use of the property will be acceptable.

The site currently has outline planning for 10 dwellings with no section 106 contributions, further information in regards to planning can be found on Lincoln City Council website under planning reference: 2017/0053/OUT. Plans for the development can be found at the back of the particulars.

Easements, Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

Tenure & Possession

Freehold with vacant possession upon completion.

Guide Price

£650,000

VAT

Prices quoted in these particulars are net of VAT. We are informed by the vendor that they have not elected to charge VAT.

Legal Costs

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

Viewing

Strictly by appointment with the Agent.

For further information or to arrange a viewing please contact sole agents JHWalter LLP:

Simon L Smith MNAEA MARLA

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F: 01522 512720 | E: SimonSmith@jhwalter.co.uk

William Gaunt BSc (Hons)

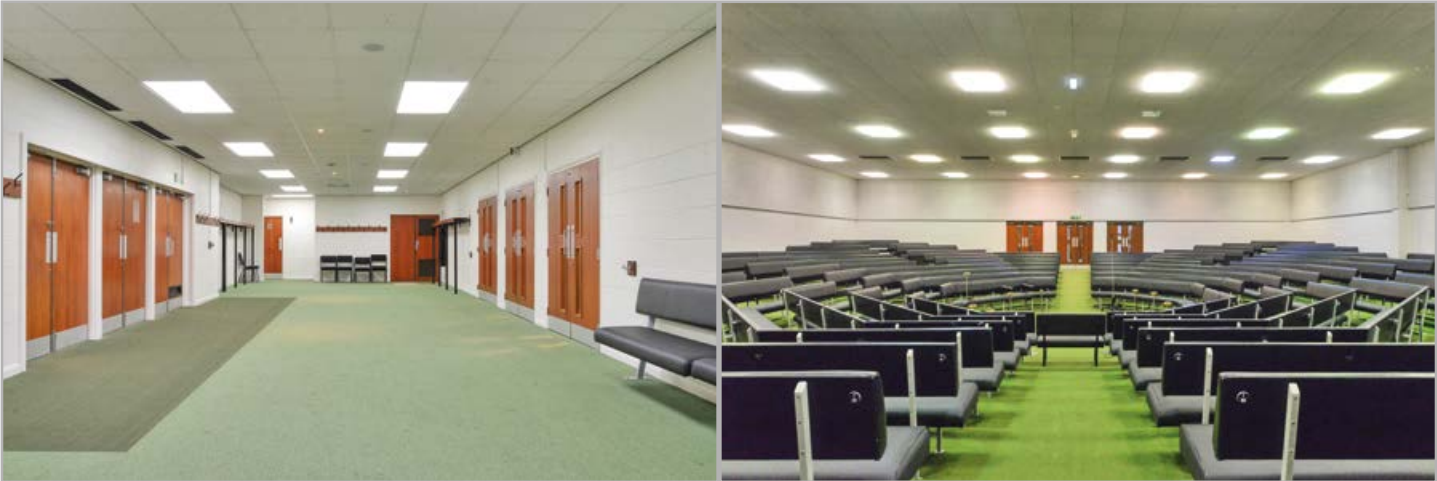
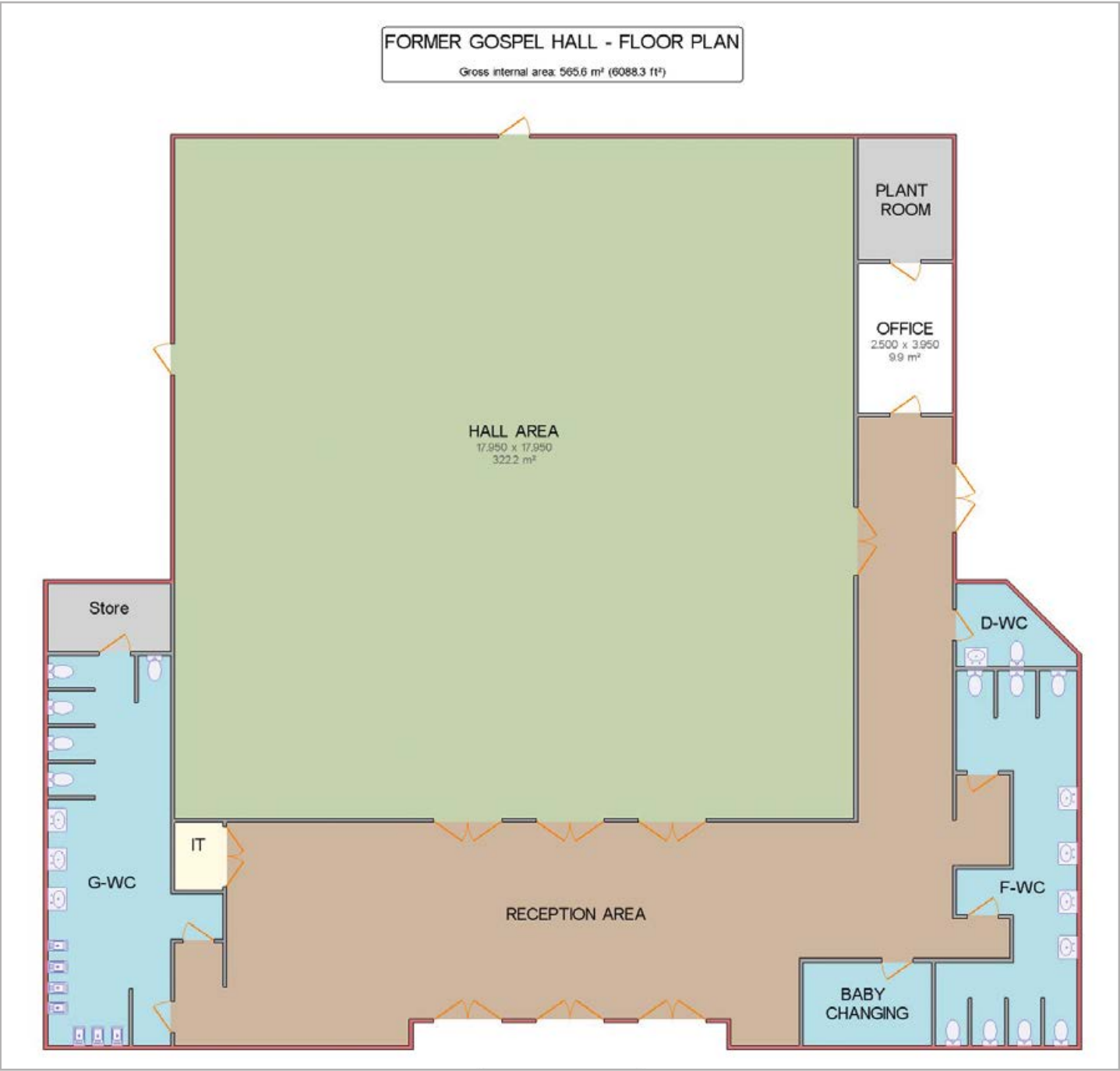
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Energy Performance Certificate

Non-Domestic Building

Former Gospel Hall
Long Leys Road
LINCOLN
LN1 1EQ

Certificate Reference Number:
9869-3071-0010-0000-0391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

140 This is how energy efficient the building is

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	570
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	104.28
Primary energy use (kWh/m ² per year):	613.83

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

59 If typical of the existing stock

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