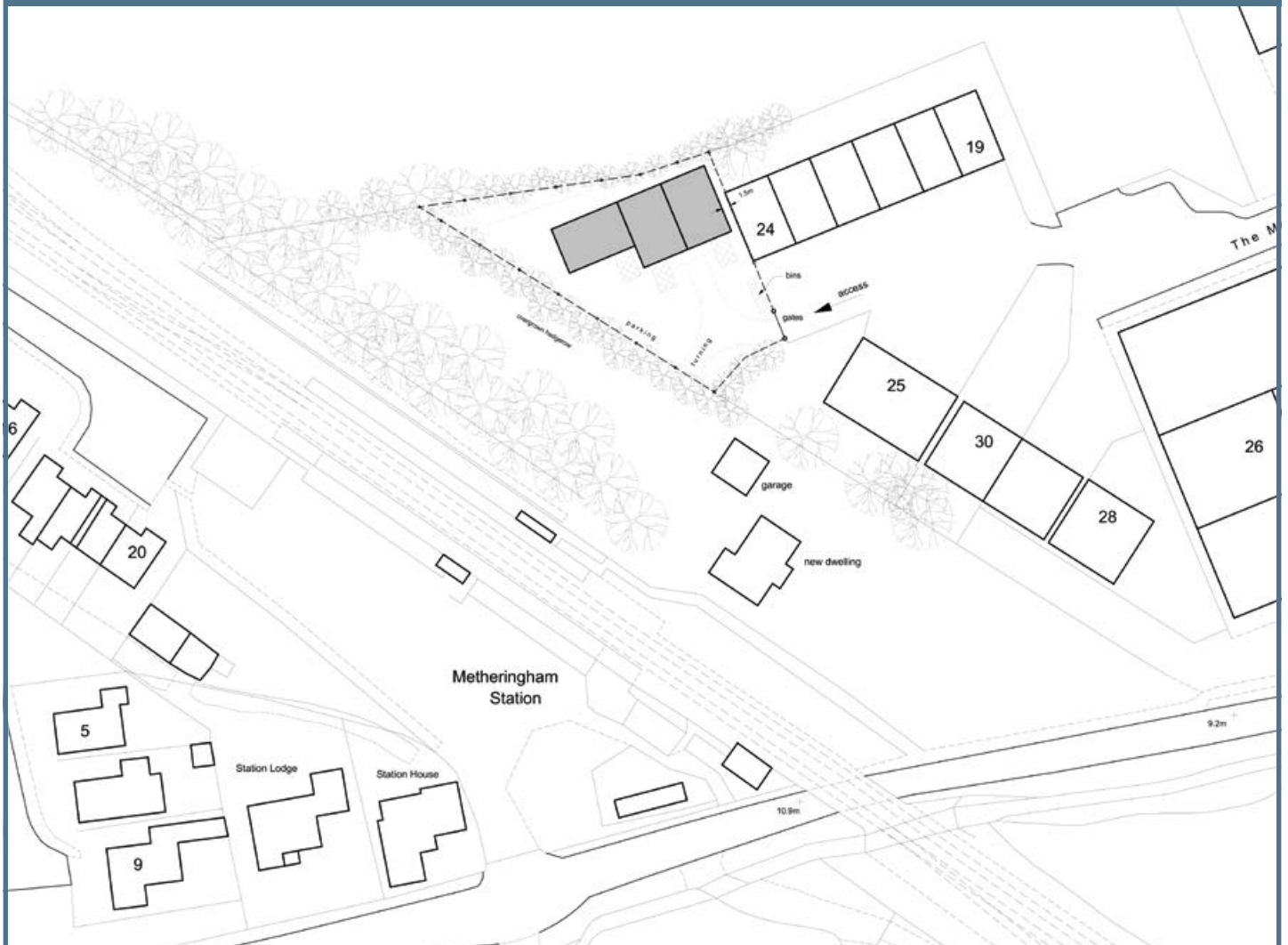


Development Opportunity



Land Adjacent Unit 24, Moorlands Ind Estate, Metherringham LN4 3HX

- 1,052m² (0.26 acres)
- Full planning permission for 3 commercial units
- Parking
- Popular village with local amenities
- 0.2 miles from railway station

For Sale - £80,000

Development Opportunity

Land Adjacent to Unit 24, Moorlands Industrial Estate, Metherringham LN4 3HX

Description

Currently undeveloped land, the property is connected to the well-established Moorlands Industrial Estate. The property has full planning permission to erect 3 commercial units on a site of 0.26 acres. Neighbours include Armadillo Embroidery, Slatehall Veterinary Practice and Phoenix Kitchens.

Location

The village of Metherringham, with a population of about 4,500, is located approximately 9 miles (14 km) south of the city and county town of Lincoln and 10 miles (16 km) north of Sleaford. The village has a range of amenities including a primary school, Lincolnshire Co-op Food Store, Post Office, petrol filling station and various public houses. The village railway station provides regular direct train services Mondays to Saturdays to Lincoln, Doncaster, Sleaford, Spalding, Peterborough and Leicester. Metherringham is also on the route of an hourly, daytime bus service Mondays to Saturdays between Boston and Lincoln.

Services

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

Planning

Full planning permission was granted by North Kesteven District Council on 10th September 2019 (ref:19/0929/FUL) for a commercial development (B1,B2, B8). The site plan which formed part of the application is attached to these particulars. Interested parties should make their own enquiries to North Kesteven District Council to confirm the conditions.

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

£80,000. Offers are invited for consideration.

VAT

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

Local Authority

North Kesteven District Council
01529 414155

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:

William Gaunt BSc (Hons)
01522 504322
williamgaunt@jhwalter.co.uk



Development Opportunity

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