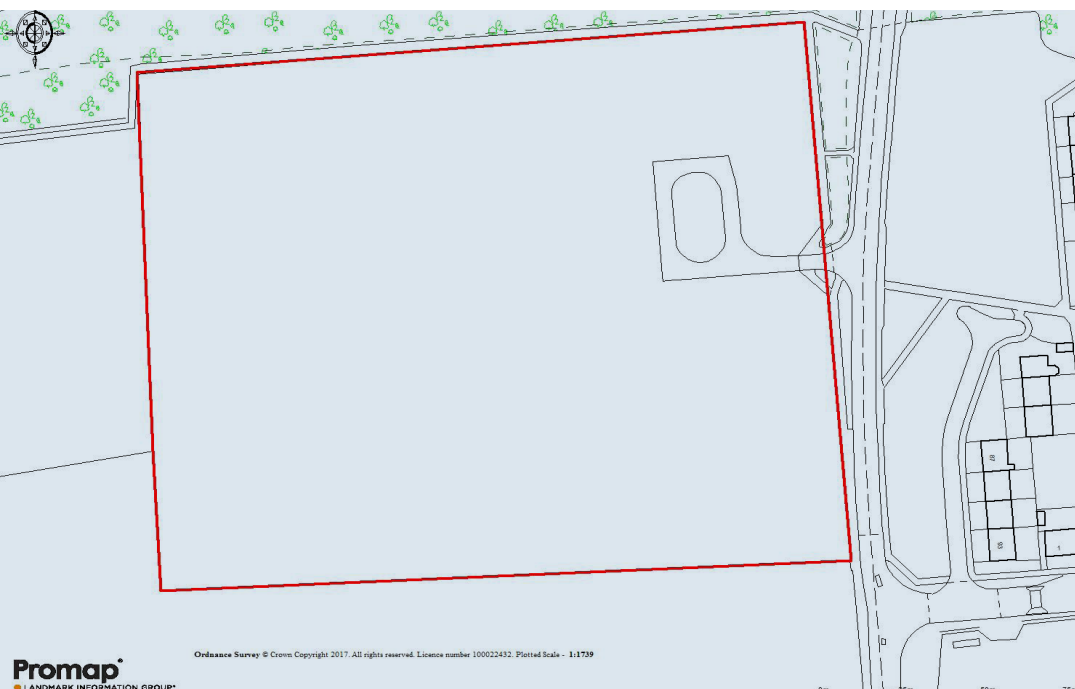
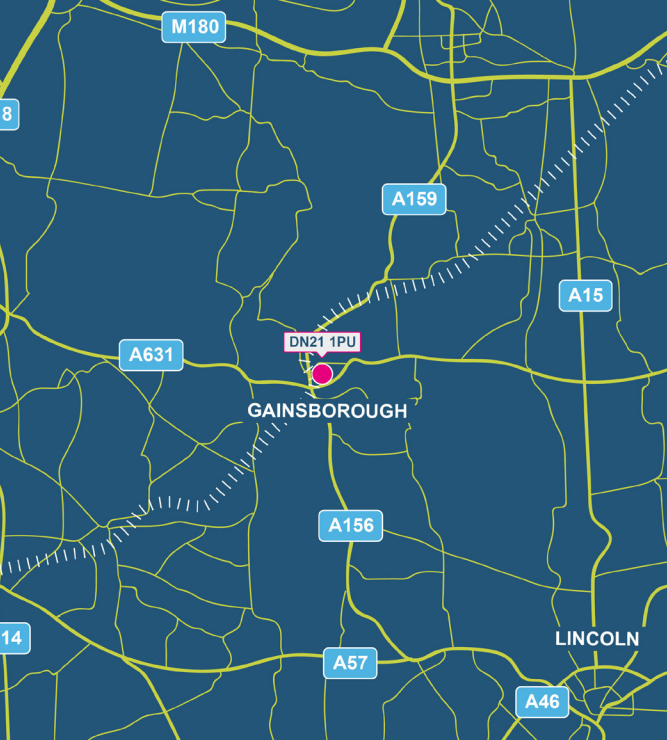




**BANKS
LONG&Co**

MIDDLEFIELD LANE, GAINSBOROUGH,
LINCOLNSHIRE, DN21 1PU

- A level, cleared parcel of land
- 3.66 hectares (9.05 acres)
- Lapsed outline Planning Permission for residential development
- Popular residential location within Gainsborough, with a good range of local amenities nearby
- Offers invited for the freehold interest
- **FOR SALE**



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Printed Scale - 1:1759

Promap
LANDMARK INFORMATION GROUP

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The site is located to the south of Gainsborough just off Middlefield Lane, to the north of Thorndyke Way offering easy access to the town centre. The surrounding area is predominantly residential in character, including the new sought after Miller Homes development, Brooklands.

Gainsborough is an expanding market town with a population over 18,500 people, located at the intersection of the A631, the A159 and the A156 which makes for easy reach of Sheffield, Doncaster, Lincoln, Scunthorpe and Grimsby. There are frequent trains from Lea Road Station to Lincoln, Sheffield and Doncaster, and a good local bus service supporting the town and further afield. Robin Hood airport is 12 miles away.

The neighbourhood is well supported by local amenities including Morrison's supermarket less than 1 mile from the site, several nursery and primary schools within walking distance, and the Queen Elizabeth High School which has an excellent academic record. The town also benefits from a number of medical practices and dental surgeries located throughout. The West Lindsey Leisure Centre is approximately a 15 minute walk from the site and the award winning Ping Golf Course is located on the edge of town.

Gainsborough is generally well supported by a strong retail centre with the popular and award winning new Marshalls Yard offering an array of High Street names such as Marks & Spencer, New Look, Superdrug, Next, Wilkos and The Body Shop.

PROPERTY

A regular shaped, cleared and level site extending to approximately 3.66 hectares (9.05 acres), with a frontage to Middlefield Lane at approximately 177m. The proposed development will be accessed off Middlefield Lane. The site is bordered to the south and west by land which may be suitable for future development and this could be made available through separate negotiation.

SERVICES

All mains services are available to the site, although the Vendors can give no guarantee as to the exact location and capacity of these services. Interested parties should therefore make their own enquiries in this regard with the service providers.

TOWN AND COUNTRY PLANNING

Outline planning permission for residential development (Ref: 130434) was granted in October 2013 but has since lapsed. However, we understand there is strong support in favour of future residential development as the land is identified in the Local Plan as a residential allocation and Gainsborough has growth point status. Interested parties are advised to discuss any planning queries they may have with West Lindsey District Council Planning Department, Tel: 01427 676676.

METHOD OF SALE

The site is being offered For Sale by way of Private Treaty.

INFORMATION PACK

Further information about the planning permission can be found on the website of West Lindsey District Council, Reference 130434. Alternatively, further information is available from the agent on request.

GUIDE PRICE

Offers are invited for the site on either a conditional, subject to planning basis or unconditionally 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 legal costs.

VIEWING: The site can be viewed from the roadside during daylight hours. Interested parties are advised to carry a set of particulars.

Contact: Lewis Cove
T : 01522 544515
E : lewis.cove@bankslong.com
Ref. 9010/2016