

Assumed route of Anglian Water pipe with 3m wide easement to both sides (yellow hatch). Plotted between stop valves as shown on topographical survey.

750mmØ concrete pipe (line of 'Private Surface Water System')

Route of 11KV underground electric cable as shown on Wayleave Consent plan

9m wide easement to IDB drain

Plot B

Bank top

PLOT B, HASSALL ROAD EXTENSION SKEGNESS

FOR SALE

- 1x parcel of industrial land
- Approx. 1 Acre
- Level site with indicative plan
- Suitable for B and E uses, subject to formal planning consents and approvals
- Freehold

PRICE: £95,000 + VAT

LOCATION

The site is located on a new road linking Hassall Road to Holly Road thereby opening up a tract of land in this part of the Industrial Estate on the south western side of Skegness, served by the A52/Wainfleet Road, in an improving part of the town.

SITE

The land comprises approximately 1 acre (4048 sq. m.) with frontage to the new extended Hassall Road.

SERVICES

Purchasers to make their own enquiries.

GENERAL REMARKS

The site is found on a highly popular and expanding industrial estate including Wainfleet Business Park with B&Q, Curry’s/PC World, Halfords, Pizza Hut and Pound Stretcher, in addition to a purpose built medical centre, a veterinary practice, a Business Centre run by ELDC, and a wide cross-section of trade centre uses, including Howden’s Joinery, Screwfix, Toolstation, Wolseley Plumb Centre and multiple builders’ merchant’s operations with substantial demand for parcels of land for development for B and E types uses, subject to formal planning approvals.

The site is allocated for employment in the 2018 East Lindsey District Council Local Plan.

Further enquiries should be made of East Lindsey District Council planning department on 01507 601111.

The plot is for sale free of developer tie, as freehold, subject to formal planning consent.

TENURE

Freehold

PRICE

£95,000 + VAT

LEGAL COSTS

Each party will cover their own legal costs.

AGENTS NOTE

As shown on the plan below, there are service easements which prospective purchasers must take into account. The yellow line denotes a 400mm DI water pipe with a 3m easement either side, which runs to the western boundary of the site. A 750mm concrete pipe lies approx. 3m from the DI water pipe. The blue area denotes an IDB maintenance strip which must remain accessible. There is also an underground electricity cable denoted in orange. Any proposed construction on site must take these constraints into consideration.

Plans are available from the agents on request.

VAT

Please note, all prices quoted will be subject to VAT.

VIEWING

The site can be viewed from the roadside. Any further information can be obtained from the sole selling agent, TES Property.