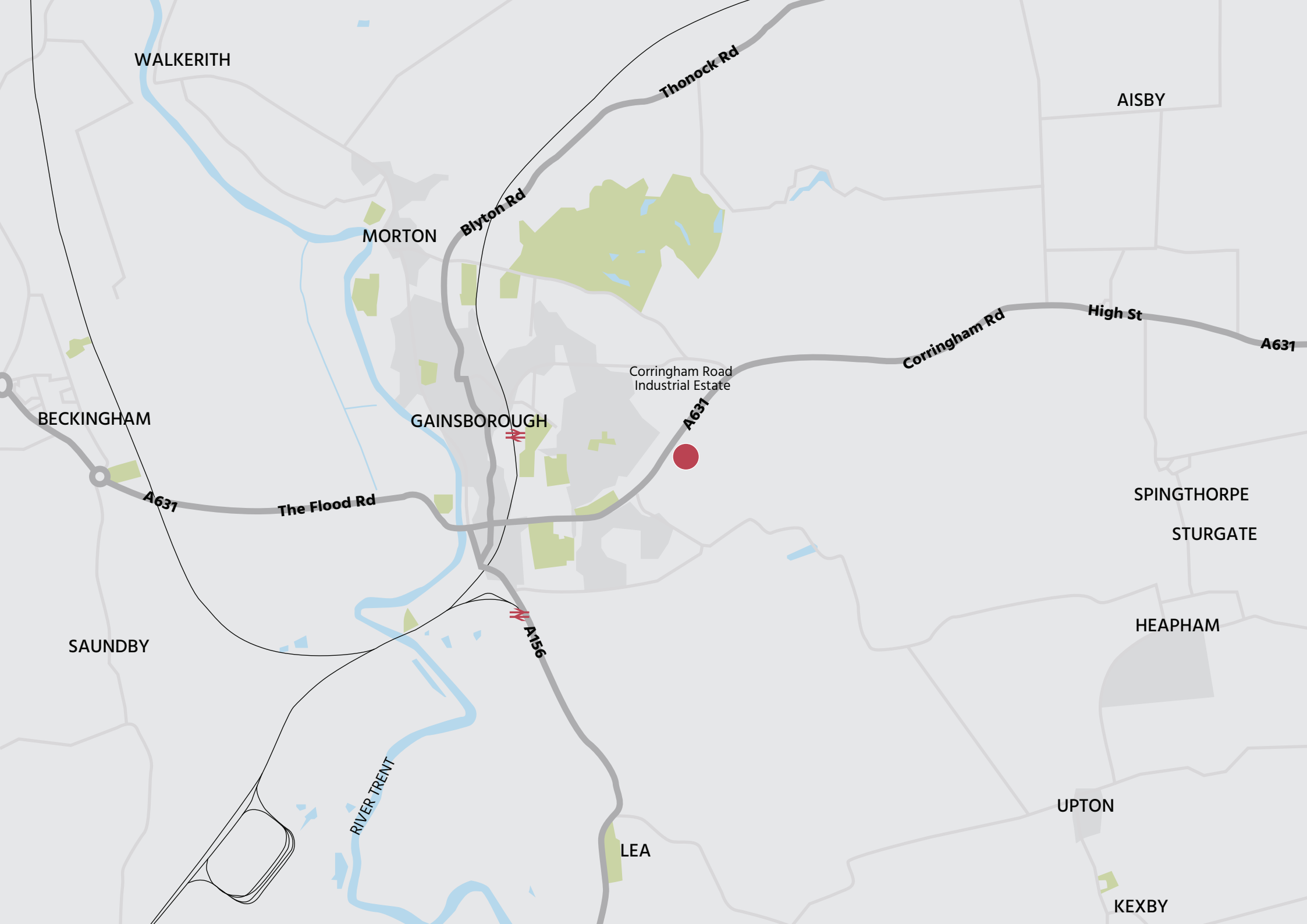




LAND ON THE EAST OF SOMERBY WAY, GAINSBOROUGH, DN21 1XU

SERVICED EMPLOYMENT LAND EXTENDING TO APPROXIMATELY 12 ACRES (4.85 HA)



Opportunity

- Freehold site to the east of Somerby Way, Gainsborough
- Approximately 12 acres (4.85 ha)
- Adjacent to an established industrial estate, Somerby Park
- Extensive road frontage onto Thorndike Way (A631)
- Excellent value-add opportunity to deliver both employment and ancillary uses to support the wider industrial park

Location

The site is located to the south east of Gainsborough town centre, a market town 15 miles north west of Lincoln, 21 miles south of Doncaster and 35 miles east of Sheffield.

The wider surrounding area comprises a mix of land uses. To the north is Corringham Road Industrial Estate, woodland and agricultural land dominates the area to the east, the south comprises Somerby Park Industrial Estate beyond which is agricultural land. The north and west of the site comprises residential development and the town centre.

There are good road connections, with Junction 34 of the A1(M) located 16 miles west of Gainsborough, and 19 miles south west of Junction 4 of the M180.

There are two international airports within a 40 minute drive of the site; Doncaster Sheffield and Humberside. Immingham and Grimsby, one of the UK's largest and busiest ports, can be reached within a 1 hour drive.

The town has two railway stations that are served by different routes. Gainsborough Lea Road is considered the main railway station, with hourly services to Lincoln, Doncaster and Sheffield. The town's secondary station is Gainsborough Central, and operates hourly services to Sheffield on Mondays to Saturdays.



The site

The serviced employment land extends to approximately 12 acres (4.85 hectares) and is bound by Thorndike Way (A631) to the north, White's Wood to the east, further development parcels to the south and Somerby Way to the west, from which there is an existing priority junction access.

The site comprises undeveloped land that has been allocated for employment use in the local plan. Further information on the planning status is provided in the Planning Review, which is available upon request.

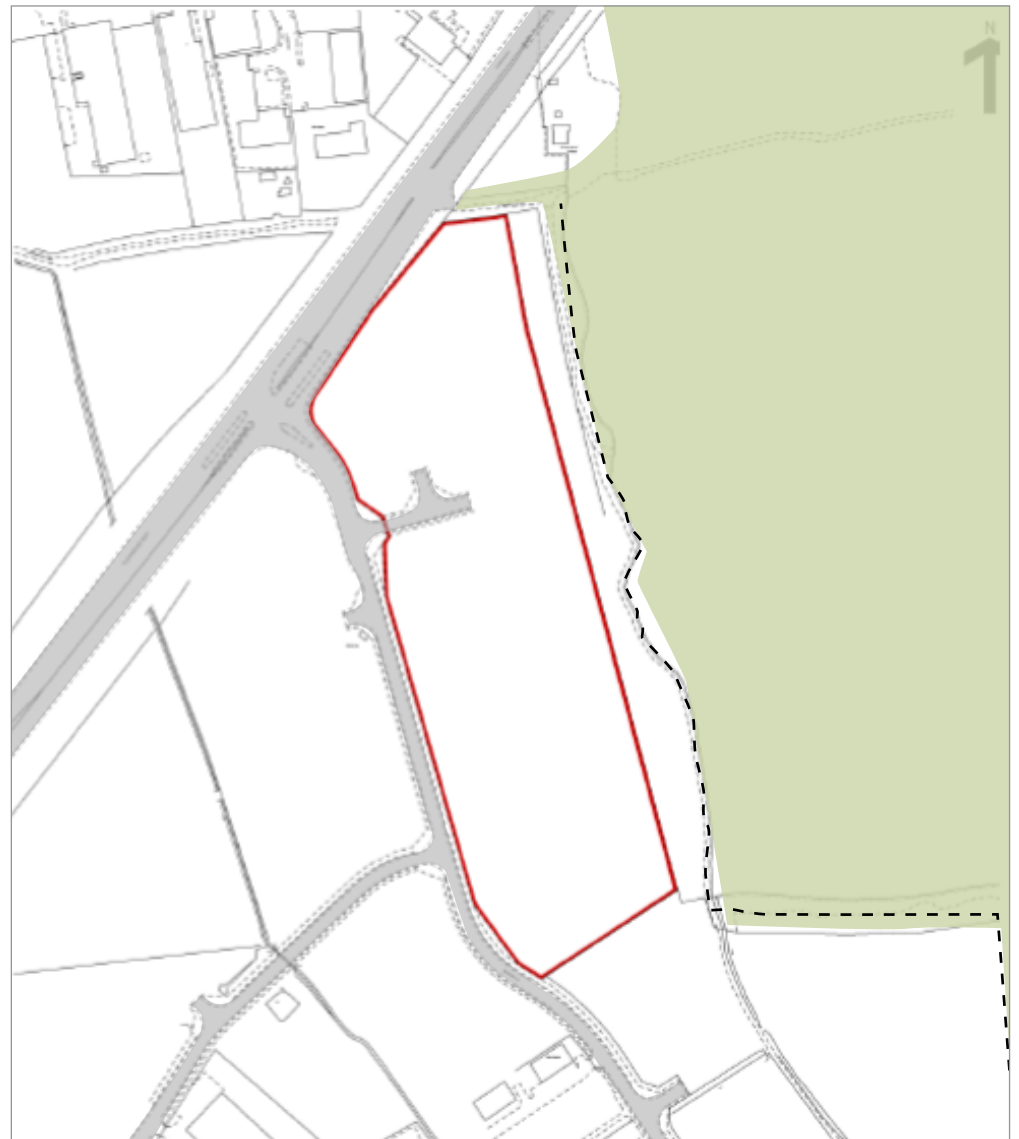
The site is situated in Flood Zone 1, which indicates a low probability of flooding.

A public footpath runs north-south along the western boundary of White's Wood adjacent to the site.

Somerby Park & Neighbouring Occupiers

Somerby Park, an Enterprise Initiative led by West Lindsey District Council, is home to both UK and Global Companies including AM Packaging, Trepko (UK) Ltd and Regal Manufacturing.

Eminox are located on the Corringham Road Industrial Estate (north of Thorndike Way) and are a local business that manufactures stainless steel exhaust systems fitted to commercial vehicles. The company has been commissioned to build low-emission catalytic systems for the London Low Emission Zone.



Tenure

The property is for sale freehold with vacant possession being provided on legal completion.
The site is registered under the Title Number LL325985.

Method of Sale

The freehold interest is to be sold by Informal Tender.
Offers are invited for the whole on an unconditional basis only.

VAT

VAT is applicable on the sale.

Vendors Solicitor

Keystone Law, 48 Chancery Lane, London, WC2A 1JF

Local Authority

The site falls within the administrative boundary of West Lindsey District Council.

Viewings

The site can be viewed from the highway. No entry onto the land is permitted without prior consent and must be arranged through Gerald Eve LLP.

Contacts

Alexandra Fitzpatrick

Tel. +44 (0)121 616 4845
afitzpatrick@geraldeve.com

Sam Skinner

Tel. +44 (0)121 616 4843
sskinner@geraldeve.com

Sam Pearson

Tel. +44 (0)755 758 7826
spearsen@geraldeve.com

Contacts

Alexandra Fitzpatrick
Tel. +44 (0)121 616 4845
afitzpatrick@geraldeve.com

Sam Skinner
Tel. +44 (0)121 616 4843
sskinner@geraldeve.com

Sam Pearson
Tel. +44 (0)755 758 7826
spearson@geraldeve.com



GERALDEVE

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued September 2020.

Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.