



FOR SALE

Freehold Residential Development Opportunity With Planning Permission

Land to the rear of 227-257 Lea Road, Gainsborough, DN21 1AF



Property Highlights

1.448 Acres (0.586 hectares) with planning permission for 16 dwellings.

Within easy walking distance of Gainsborough Lea Road railway station.

Scheme comprises 4 detached and 12 semi-detached dwellings.

Close proximity to local shops and amenities.

Purchase ready - full legal pack available.

Offers in excess of £225,000 are invited for the freehold interest.



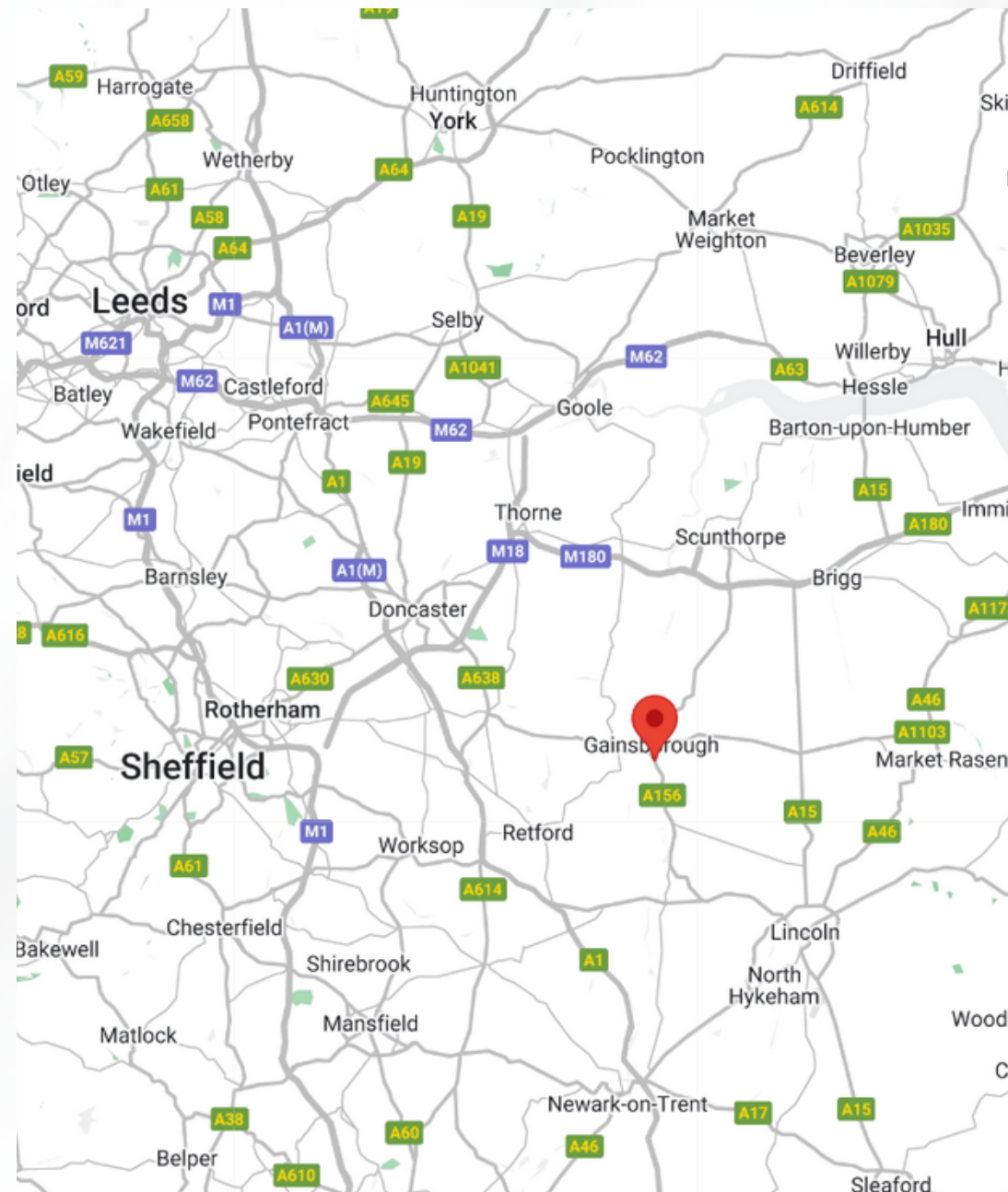
Location

The site is located to the west of the Lincoln – Gainsborough – Doncaster rail line, a short distance to the south of Gainsborough Lea Road railway station. To the west the site is bounded by the rear garden boundaries of dwellings fronting the eastern side of the A156 Lincoln – Gainsborough road (Lea Road). The A156 is the principal route leading southwards out of Gainsborough. South of Lea Road railway station, the A156 passes underneath the railway line and heads south-eastwards out of the town, towards the village of Lea.

Gainsborough is a busy Lincolnshire market town and the administrative centre for West Lindsey District Council. The town is 30 mins drive time from the motorway network (A1(M) and M1), two international airports and the East Coast Mainline rail services.

Gainsborough was awarded New Growth Status by the Government in 2008. This will see a major growth and investment programme which will see 4,435 homes developed by 2036 together with commercial development and job creation.

Major businesses located in the town include PING, EMINOX and Regal Manufacturing.



Description

The site has an area of approximately 0.586 hectares.

It is bounded to the west by the rear boundaries of terraced dwellings set on the eastern side of Lea Road (Nos.227-257) and by two adjoining semi-detached dwellings (Nos.257a & 257b).

To the east, the site is bounded by the Lincoln – Gainsborough rail line.

To the south the site is bounded by longer residential gardens to properties fronting Lea Road (albeit numbered and named as Bankside).

To the north is further, former railway land which tapers northwards up to the point where Lea Road passes underneath the railway line.

The application site tapers in a similar manner, from south to north; the overall width reducing from around 60m at the southern end of the site, to around 30m at the northern end.

Access to the overall plot is at the northern end of the site, to the north of the line of terraced dwellings. The site is set generally above the level of Lea Road.

Proposed Scheme Breakdown

Plot	Quantity	Property Type
Plot 1	1	3-Bed Detached Bungalow
Plot 2 & 3	2	2-Bed Semi-Detached Bungalows
Plots 4 - 13	10	2-Bed Semi-Detached Houses
Plots 14 - 16	3	3-Bed Detached Houses

Planning

Under application number 138308 planning permission was granted on 5/4/2019 by West Lindsey District Council for the development of 16 no. dwellings, comprising 4 detached and 12 semi-detached dwellings.

We are advised that the planning permission has been implemented and thus is live and valid. The site is set generally above the level of Lea Road.

Services

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

Ground Conditions & Contamination

Prospective buyers must undertake their own investigations with regard to ground conditions and contamination and fully satisfy themselves as to the suitability of the site for any use they may propose.

Plans/Aerial Photographs

Any plans provided with these particulars are for identification purposes only and their accuracy is not guaranteed.

Legal Costs

Please refer to the legal pack for any additional costs that may be incurred in this transaction.

Site Location Map





Example detached dwelling design

PLOTS 14 & 15



Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Viewings

External viewings only.

Tenure

Freehold.

VAT

Any figures mentioned within this brochure are exclusive of any VAT that may be payable.

Price

Offers in excess of £225,000 are invited for the site on an unconditional basis. The site is available to purchase immediately and a full legal pack is available on request.



For Further Information & Viewings

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