

# FOR SALE BY INFORMAL TENDER

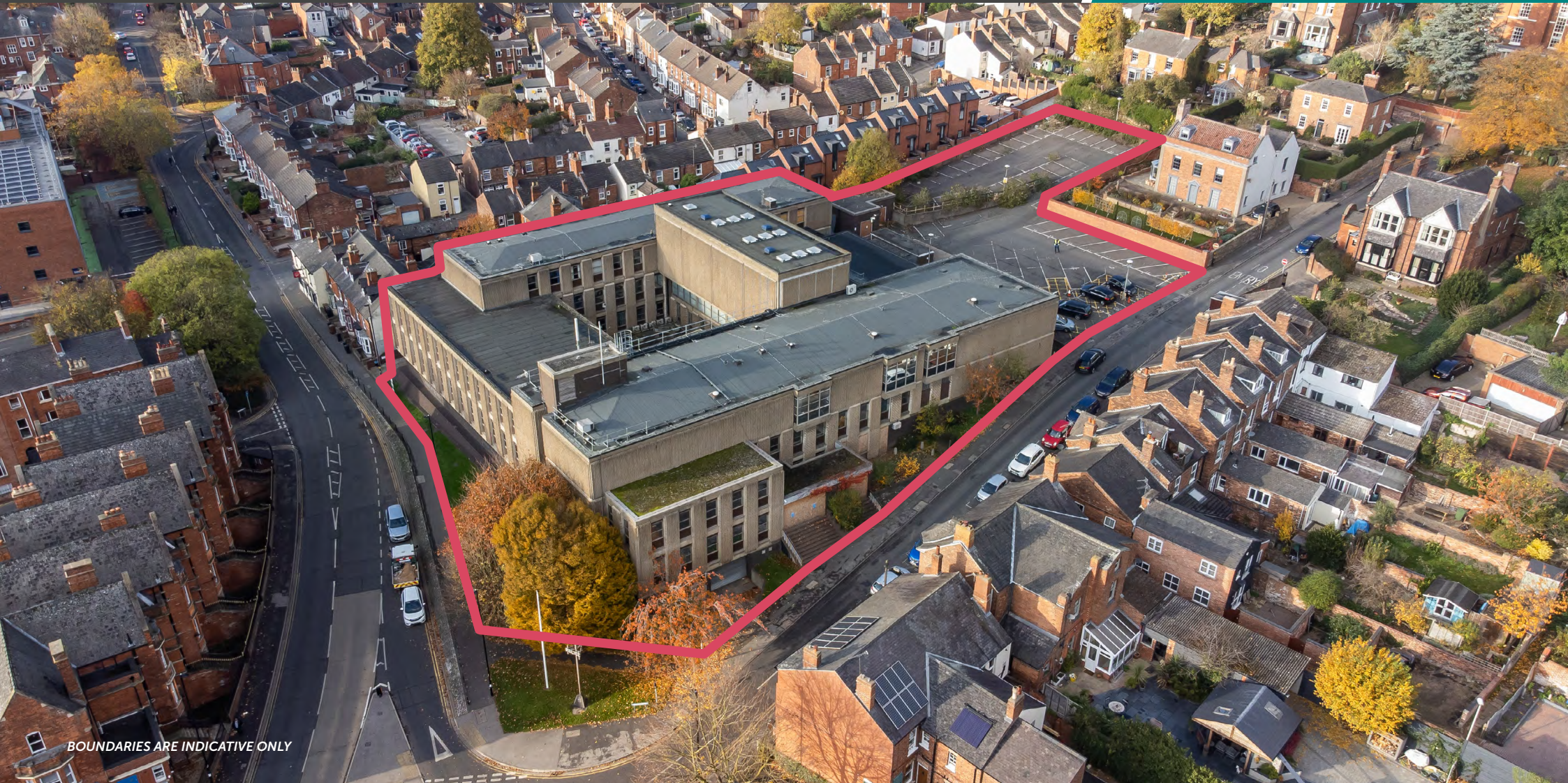
ON BEHALF OF THE POLICE AND CRIME COMMISSIONER FOR LINCOLNSHIRE

## FREEHOLD CITY CENTRE DEVELOPMENT OPPORTUNITY

FORMER LINCOLN POLICE STATION • 30 WEST PARADE • LINCOLN • LN1 1YP

BEST & FINAL OFFERS  
REQUIRED BY

**12PM FRIDAY  
11 FEBRUARY 2022**



BOUNDARIES ARE INDICATIVE ONLY



FORMER LINCOLN POLICE STATION

## 30 WEST PARADE LINCOLN • LN1 1YP

- Prominent landmark building & car park upon a site of **1.13 acres (0.46 ha)**
- Purpose built in 1973 as a police station providing a GIA of **6,601m<sup>2</sup>**
- Situated within the City Centre approximately **200 metres west of the High Street**
- **Potential redevelopment** of the site or reuse of existing building
- Would suit a variety of uses including **residential, leisure, retail and office**
- **For sale freehold** subject to existing telecommunications agreement (notice has been served by the Vendor)





## LOCATION

Lincoln is a Cathedral City and the county town of Lincolnshire. Part of East Midlands, Lincolnshire sits on the East coast of England, to the north of Norfolk and the south of Yorkshire.

The total population within the Lincoln primary catchment area is 416,000, with the entire urban area of Lincoln having a population of 130,200 as at the 2011 Census.

Lincoln has a rich history, from its Roman beginnings to the hub of engineering and education it is today.

Lincoln is home to one of the UK's fastest grown modern universities with circa 14,000 full time students and 1,600 members of staff.

The Former Lincoln Police Station is situated on the northern side of West Parade approximately 200 metres to the west of the High Street within the City Centre.



### ROAD

Lincoln is ideally located at the junction of the A46, A57 and A15, providing excellent access to Nottingham, Sheffield, Peterborough and Grimsby.

**40 miles** north east of **Nottingham** (1 h 10 min)

**48 miles** south east of **Sheffield** (1 h 25 min)

**50 miles** north of **Peterborough** (1 h 30 min)

**70 miles** south of **York** (1 h 50 min)

**90 miles** north east of **Birmingham** (1 h 55 min)

**150 miles** north of **London** (3 h 20 min)



### RAIL

Trains from Lincoln Mainline Railway Station serve destinations that include Newark-on-Trent, Sheffield, Leeds, Barnsley, Wakefield, Nottingham, Grimsby and Peterborough.

LNER runs a direct train service to London King's Cross (under 2 hours), calling at Newark North Gate, Peterborough and Stevenage.

**1/2 mile** ➡ Lincoln Central (10 mins walk)



### AIR

East Midlands Airport is the main international airport serving Lincoln and the rest of the County and is approximately 51 miles south west of Lincoln

Doncaster Sheffield Airport is the second biggest international airport to serve Lincoln. It lies just 38 miles by road to the north west.

30 WEST PARADE • LINCOLN • LN1 1YP

## ECONOMY

Lincoln's economy is based mainly on public administration, commerce, arable farming and tourism. The main employment sectors in Lincoln are: public administration, education and health, which accounts for 34 per cent of the workforce. Distribution, restaurants and hotels account for 25 per cent of the workforce. Key employers include Royal Air Force, NHS, Lincolnshire County Council, University of Lincoln and Siemens.

Lincoln has developed a growing IT economy, with many e-commerce mail order companies setting up in or around the City. A plethora of other, more conventional small industrial businesses are located in and around Lincoln. One of the drivers for the building of the University of Lincoln was to increase inward investment into the City and act as a springboard for small companies.

Lincoln is the main centre for jobs and facilities in Central Lincolnshire, and performs a wider regional role that extends to cover much of Lincolnshire and parts of Nottinghamshire. According to the Central Lincolnshire Local Plan Core Strategy, Lincoln has a "travel-to-work" area population of approximately 300,000.



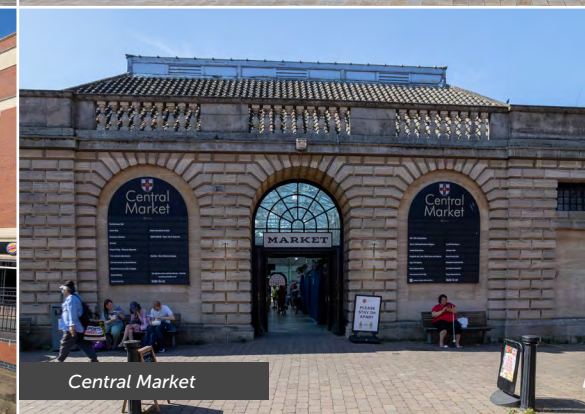
High Street



Bus Station



Waterside Shopping



Central Market



Lincoln Cathedral

## TOURISM

The City is also a well-established tourist centre and those who come do so to visit the numerous historic buildings including the Cathedral, the Castle and the Medieval Bishop's Palace.

The City is home to one of the original copied of the Magna Carta along with the Charter of the Forest and the recently refurbished Lincoln Castle houses these historical documents. Lincoln is also home to the recently constructed purposed built International Bomber Command Centre.

Nearby RAF Scampton is home to the world famous Royal Air Force Aerobatic Team (The Red Arrows) who can regularly be seen practicing in the skies around Lincoln.

The City regularly attracts in excess of 4 million visitors annually with a current value of tourism of circa £225 million per annum.





LINCOLN CATHEDRAL

LINCOLN CASTLE

LINCOLN MEDIEVAL  
BISHOPS' PALACE

THE USHER GALLERY

BEAUMONT FEE

MOTHERBY LANE

VICTORIA STREET

WEST PARADE



## THE PROPERTY

The site is occupied by a purpose built Police Station constructed in 1973 and occupied from 1975 to November 2019. Prior to the construction of the Police Station, the site was occupied by terraced properties.

In addition to the internal car parking at Level 1 there is an extensive external car park covering the northern section of the site.

The existing building is predominantly four storeys with a fifth storey element on the southern frontage.

## AREA SCHEDULE

MAIN BUILDING	GEA	GIA	NIA
Level 1	1,489.9m <sup>2</sup>	1,429.0m <sup>2</sup>	137.6m <sup>2</sup>
Level 2	1,806.3m <sup>2</sup>	1,692.6m <sup>2</sup>	1,415.2m <sup>2</sup>
Level 3	2,086.6m <sup>2</sup>	1,963.7m <sup>2</sup>	1,574.8m <sup>2</sup>
Level 4	1,423.1m <sup>2</sup>	1,330.6m <sup>2</sup>	1,085.3m <sup>2</sup>
Level 5	191.4m <sup>2</sup>	184.6m <sup>2</sup>	147.6m <sup>2</sup>
<b>TOTAL</b>	<b>6,997.3m<sup>2</sup></b>	<b>6,600.5m<sup>2</sup></b>	<b>4,360.5m<sup>2</sup></b>

## SITE AREA

Approximately 1.13 acres (0.457 hectares).

## SERVICES

Mains water, drainage, electricity and gas are connected to the property.



## RATEABLE VALUES

Former Lincoln Police Station (Closed Police Station & Premises) – Nil.

T-Mobile Site 65810 at Former Lincoln Police Station (Communication Station & Premises) – £12,250.

## TENURE

The property is for sale freehold (Title Number: LL327504) subject to an existing agreement of the telecommunications mast.

## TELECOMMUNICATIONS AGREEMENT

An Agreement dated 24 January 2005 between the Vendor and T-Mobile (UK) Limited for a period of 20 years from 19 March 2003 at a current fee of £7,263 per annum. The Vendor served notice under the Agreement on 2 December 2021 to terminate the Agreement. A copy of the Agreement is available upon request.

FORMER LINCOLN POLICE STATION

## 30 WEST PARADE LINCOLN • LN1 1YP

### PLANNING

As a former police station the property is currently classed as Sui Generis within the Town & Country Planning (Use Classes) Order 1987 (as amended). The property is not listed but the site is situated within a conservation area.

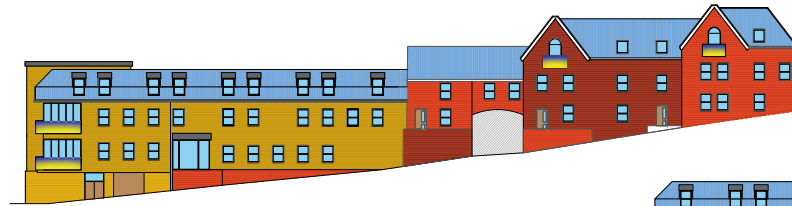
The site is potentially suitable for a range of alternative uses (subject to planning) including:

- ☒ RESIDENTIAL
- ☒ STUDENT
- ☒ RETIREMENT
- ☒ HOTEL
- ☒ LEISURE
- ☒ OFFICE
- ☒ EDUCATION

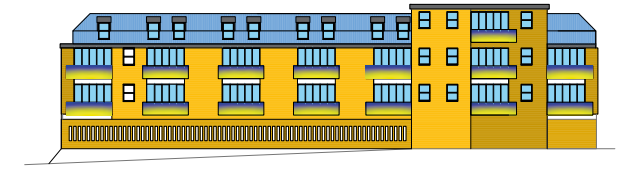
A Planning and Development Brief commissioned by the Vendor and produced by Robert Doughty Consultancy dated January 2019 is available to interested parties upon request.

Interested parties are advised to make any planning related enquiries direct to the planning department of City of Lincoln Council on 01522 873474 or at [developmentteam@lincoln.gov.uk](mailto:developmentteam@lincoln.gov.uk).

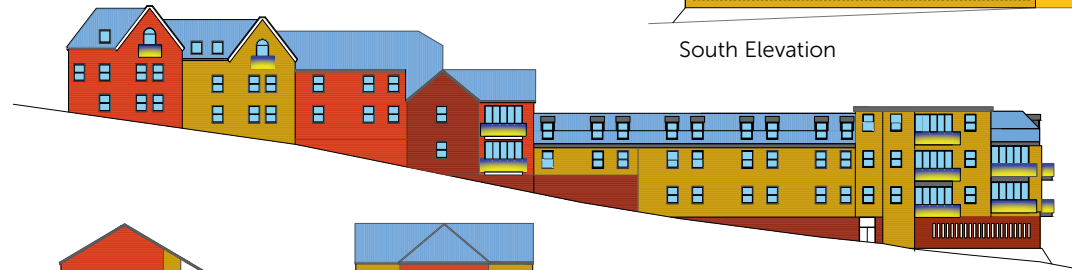
### Redevelopment Feasibility



East Elevation



South Elevation



West Elevation



North Elevation

INDICATIVE ELEVATIONS



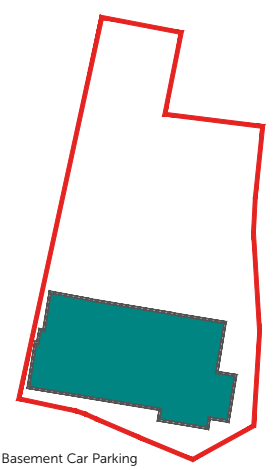
LEVEL IV



LEVEL III

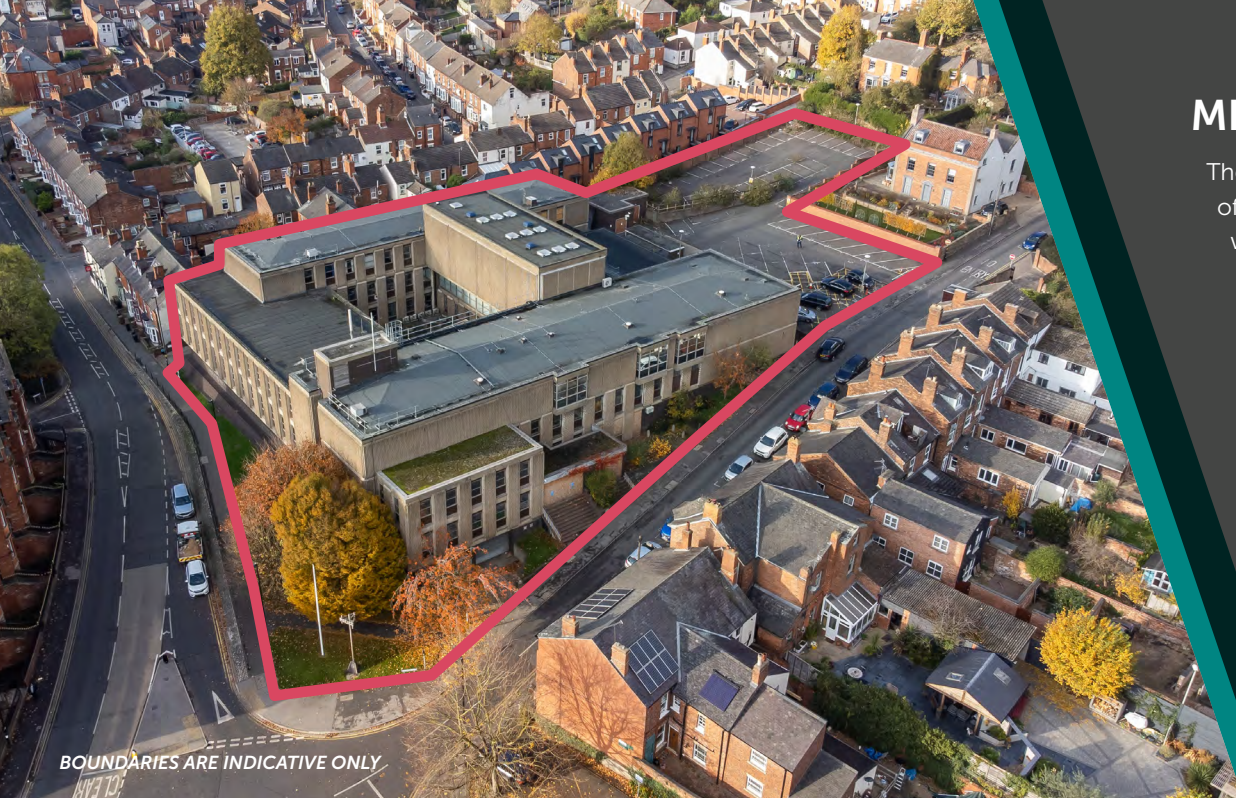


LEVEL II



Basement Car Parking





## METHOD OF SALE

The property is offered for sale by way of an informal tender with best and final offers required by 12pm (noon) on Friday 11 February 2022. All tenders must be in writing and reach the email inbox of [afrance@lsh.co.uk](mailto:afrance@lsh.co.uk) no later than the deadline and include the following information:

- The full identity of the purchaser;
- The proposed purchase price, clearly stated in figures and words;
- Proof of funding and confirmation of any finance needed;
- Basis of offer – unconditional / conditional (please state all conditions);
- Confirmation of proposed timescale for exchange of contracts; and
- Confirmation of purchaser's legal team

Please note that the vendor is not bound to accept the highest or indeed any other offer.

## VIEWING

Viewing is strictly by appointment only, with the vendor's sole selling agent.

## ALL ENQUIRIES

**Contact: Andrew France**

**Telephone:** 01522 814663

**Mobile:** 07548 706333

**Email:** [afrance@lsh.co.uk](mailto:afrance@lsh.co.uk)

## GUIDE PRICE

Upon application.

## DATA ROOM

Further technical, legal and planning information is available to download from the data room. Interested parties must request access details from the agents.

## VAT

The property is not elected for VAT.

## EPC

Energy Performance Asset Rating: D87. A copy of the Energy Performance Certificate (ref: 0790-1970-0332-3090-3044) for the building is available upon request or at <https://find-energy-certificate.digital.communities.gov.uk/>.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.