



Stonebridge Business Park, Avalon Road
Kirton, Boston, Lincolnshire, PE20 1QR

£0

Details

- For Sale development site
- Excellent location
- Modern business park for trade counter and industrial
- Plot size 0 acres (0 ha)
- Full planning permission for development
- fully serviced plots
- Estate road will be constructed
- Behind Duckworths Jaguar Landrover
- Close to main arterial road of the A16 trunk road



Location



Overview

Stonebridge business park comprises 4 plots of land for sale as a whole in in 4 lots. The site is level and the plots are fully serviced and the main estate road will be constructed prior to any sale. The site comprises 4.337 acres (1.755 ha) in total and can be sold off in plots from 0.358 acres (0.144 ha) plus. The site is ideal for the construction of speculative development or owner occupation of purpose built trade counter or industrial/warehouse space.



DESCRIPTION

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Location

The rapidly expanding town and village of Kirton and Boston located on the South Lincolnshire Fens approximately 115 miles to the north of London. Kirton is well located with road access on the A16 trunk roads and close to the A17 trunk road and A52 trunk road giving good access to the Midlands, East Anglia and the North.

Boston has a population of approximately 83,000 residents, strong retail, sporting and leisure offering, large hospital and port, twice weekly market and a history going back to the 10th Century with associations with the Hanseatic League.

Avalon Business Park is located on Avalon Way with direct access on to the A16 trunk road. Other occupiers include Sports Bike Direct, Duckworth Landrover, Trade Windows and other business parks

Boston's thriving market town is on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include swimming pool, bowling alley, cinema, theatre and parks. Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40 minute car journey away where London's Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles south east of Lincoln, 35 miles north of Peterborough and 115 miles north of London.

ACCOMMODATION

The site comprises: 0 acres (0 ha)



PLANNING

The site has planning permission for industrial development and includes the following approvals by Boston Borough Council. The erection of 4 No light industrial units (Class E) with associated parking spaces including the remodelling of the parking area to phase 1 ref (B/21/0505). The erection of 7 no light industrial units with associated access road and parking ref (B/23/0145). The erection of 6 no light industrial units ref (B/21/0284). The erection of 14 industrial units, access road and associated infrastructure ref (B/22/0284). Application to discharge conditions 4 (landscaping) & C5 (Biodiversity) of permission B/22/0284 ref (B22/0284/CD1)

SERVICES

All mains services are connected to the site.

TENURE

The land is sold freehold with vacant possession.

RATEABLE VALUE

The site is not assessed for rates at this stage

Energy Performance Certificate

Not required

LEGAL COSTS

Each party are responsible for their own legal costs in the sale transaction.



VAT

The price expressed is exclusive of VAT if applicable

LOCAL AUTHORITY

Boston Borough Council

Municipal Buildings

West Street

Boston

Lincolnshire

PE21 8QR

Tel: 01205 314200

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel: 01522 536777

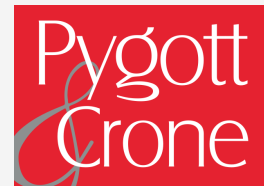




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Stonebridge Business Park, Avalon Road, Kirton
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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