



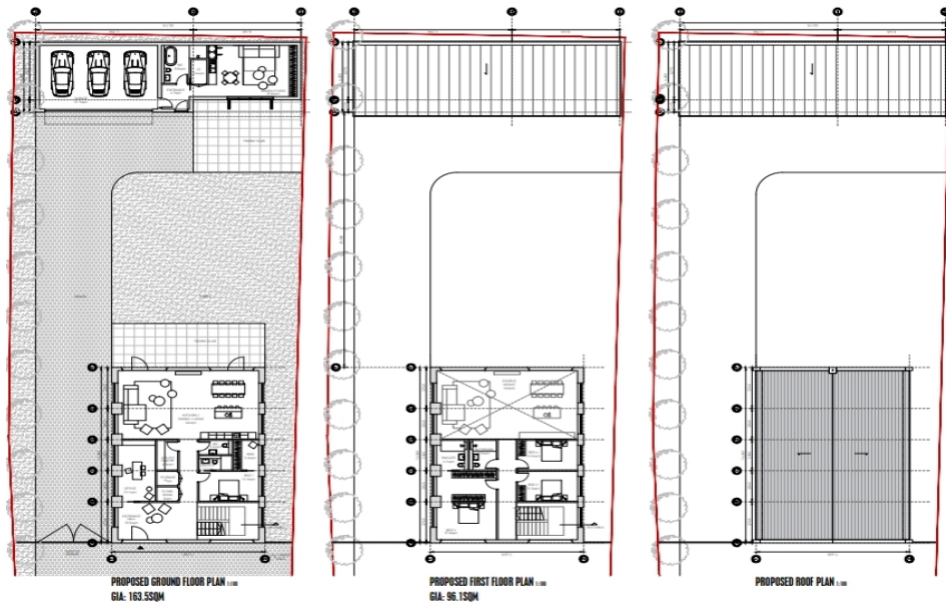
Station Yard , Tillbridge Lane  
Stow Park, Lincoln, Lincolnshire, LN1 2AL

£495,000

## Details

- For Sale
- Planning for a residential conversion granted
- Planning for 10 Light Industrial Units
- Large open storage site
- 1.883 acres (0.762 ha)
- Office building 807 sqft (75 sqm)
- Commercial Workshop 2152 sqft (200 sqm)
- Full fenced palisade and gates
- For sale with Vacant Possession
- Electricity, 3 phase, water, drainage





## Location



## Overview

The site extends to approximately 1.883 acres (0.762 ha) STS and is suitable for a range of uses including open storage requirements. The site is a concreted and mostly hardcored compacted yard area with the entire site fenced by a palisade fence with electric gates to the front. The site has a modern hi-spec office building with kitchen toilet and shower facilities. The site also has a large workshop building. Property now has planning for a residential conversion of the main workshop.



## Location

The property is located in an excellent position on the A1500 Tillbridge Lane at Stow Park approximately 10 miles north west of Lincoln city centre and 6 miles south of Gainsborough. The A1500 provides easy direct access to the surrounding area, with the nearby A46 links directly to the A1 and M1 national motorway network.

## ACCOMMODATION

Site area 1.883 acres (0.762 ha)

Office 807 sqft (75 sqm) with kitchen, WC, Shower and external access staff room, shower and WC.

Workshop 2152 sqft (200 sqm) with 5.2 m eaves. 3 large electric roller doors, store and office

## PLANNING

The property has established use of industrial/office and open storage. Residential Barn Conversion planning granted. Planning for 10 light industrial units in progress.



#### SERVICES

Mains electricity (3 phase) , water and drainage are connected

#### TENURE

The property is offered for sale with vacant possession

#### RATEABLE VALUE

The property is being re assessed.

#### CEPC

The site is EPC exempt as confirmed by owner under legislation.

#### LEGAL COSTS

Each party are responsible for their own legal costs

#### VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY  
Contact West Lindsey District Council

The Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel 01427 676676

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



# Station Yard Tillbridge Lane , Stow Park, Lincoln, LN1

Workshop / Warehouse Net Internal Area = 1787 sq ft / 166 sq m

Office Net Internal Area = 402 sq ft / 37.3 sq m

Total = 2189 sq ft / 203.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlshecom 2025. Produced for Pygott & Crone. REF: 1326306





Station Yard , Tillbridge Lane , Stow Park, Lincoln, Lincolnshire, LN1 2AL



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AREA SCHEDULE	
<b>BLOCK A</b>	
UNIT 01	185m <sup>2</sup> / 2000sqft
UNIT 02	185m <sup>2</sup> / 2000sqft
UNIT 03	185m <sup>2</sup> / 2000sqft
UNIT 04	185m <sup>2</sup> / 2000sqft
UNIT 05	185m <sup>2</sup> / 2000sqft
<b>TOTAL GIA</b>	<b>925m<sup>2</sup> / 9956sqft</b>
<b>BLOCK B</b>	
UNIT 06	185m <sup>2</sup> / 2000sqft
UNIT 07	185m <sup>2</sup> / 2000sqft
UNIT 08	185m <sup>2</sup> / 2000sqft
UNIT 09	185m <sup>2</sup> / 2000sqft
UNIT 10	185m <sup>2</sup> / 2000sqft
<b>TOTAL GIA</b>	<b>925m<sup>2</sup> / 9956sqft</b>
<b>COMBINED GIA BLOCK A&amp;B = 1,850m<sup>2</sup> / 19,913sqft</b>	
+ existing of 195,342 / 2,100,542	
<b>PARKING SCHEDULE</b>	
50 No. Parking Spaces	

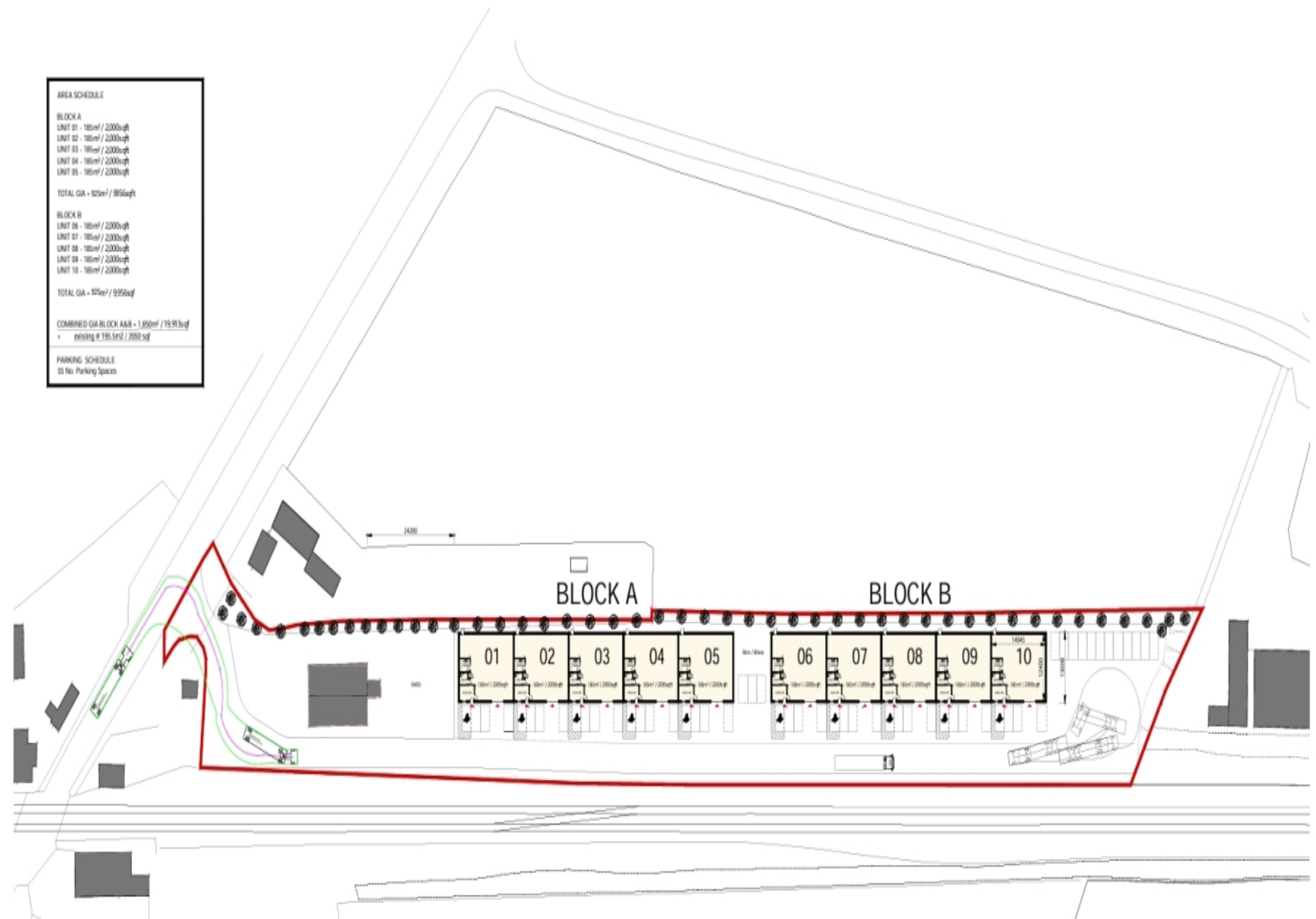
**Notes**

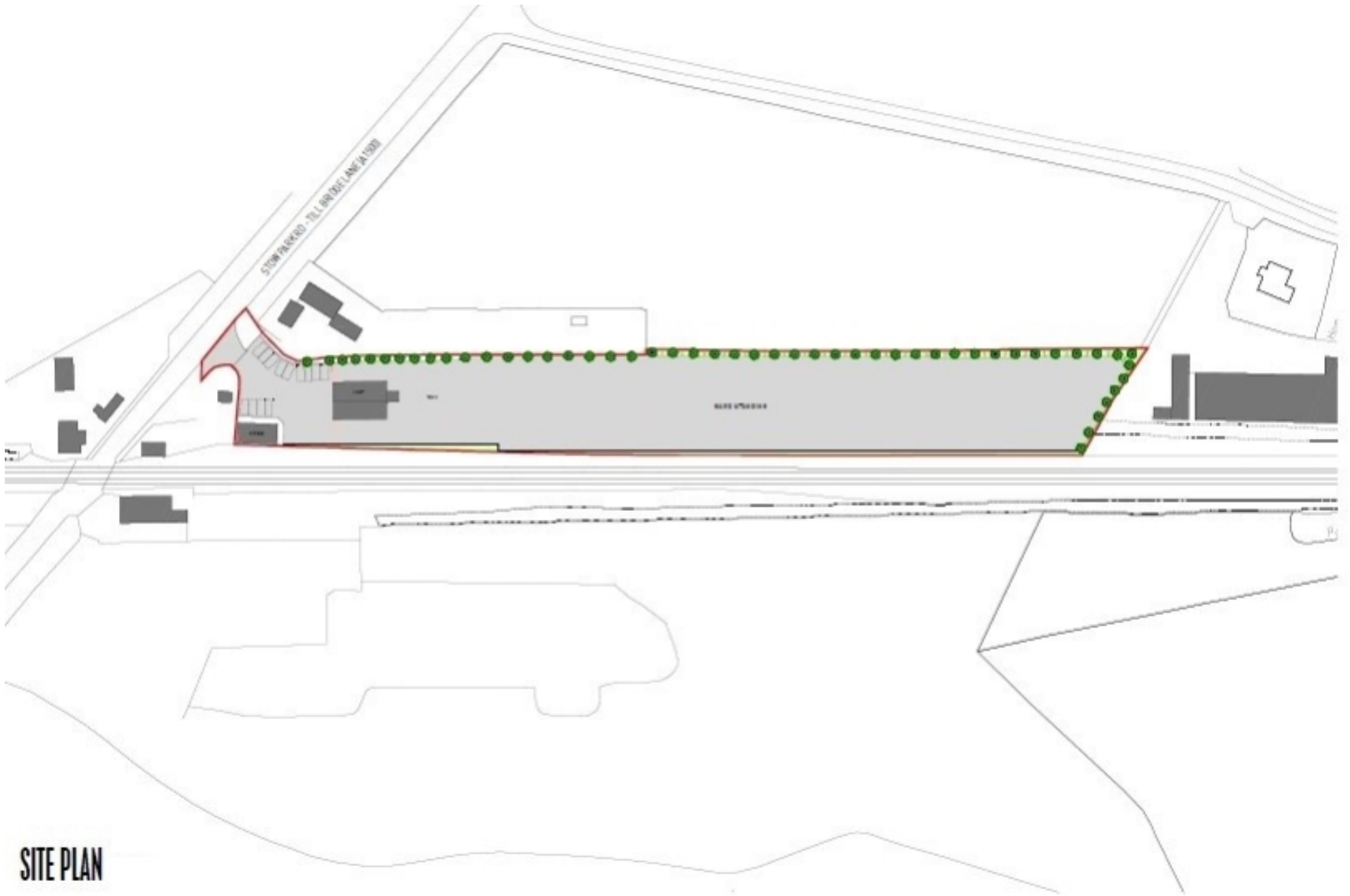
All dimensions to be verified on site. Do not scale the drawing. All dimensions to be confirmed with project architect.

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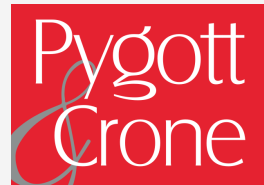
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The information management procedures for the 3D/BIM aspects of the design of this project are in line with the BIMBA. Design to meet sustainability and high quality level of building design. The design team will cooperate with the client to ensure that the information management procedures are available from the Project Information Management system for the project.





**SITE PLAN**



Station Yard , Tillbridge Lane , Stow Park  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939