

# LAND, STATION ROAD, BLYTON, GAINSBOROUGH, LINCOLNSHIRE, DN21 3LE

**INDUSTRIAL LAND FOR SALE 0.807 ACRES (0.327 HECTARES)**

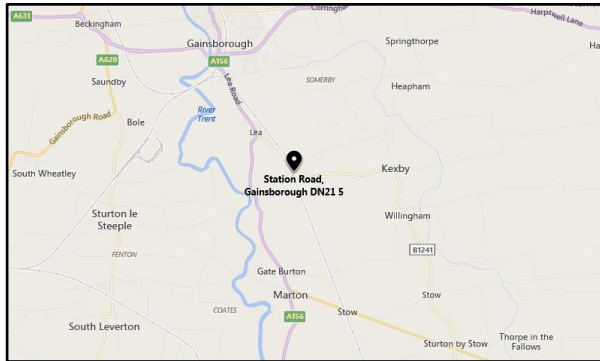


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## LOCATION

Blyton is a popular rural Lincolnshire village located within West Lindsey approximately 4 miles north east of Gainsborough. The village has population of approximately 1,500 and benefits from road connections to the B1205 and A159.



## DESCRIPTION

The property comprises a cleared brownfield site of 0.807 acres (0.327 hectares) being irregular in shape which is enclosed and gated, having vehicle access to Station Road. The site is principally level, there are sections of concrete where buildings have been demolished and yard areas together with un-made land.

The site lies to the north of the railway line immediately to the south of the property known as Kenroyd.

It is understood that the property has previously been used for agricultural use/haulage depot.

## SUMMARY

- Cleared development site of 0.327 hectares (0.807 acres) approx.
- Would suit a variety of uses, subject to consent.
- Popular rural Lincolnshire village location with road access to the B1205 and A159.

## ACCOMMODATION

The site comprises the following approximate area:

	Ha	Acres
Site Area	0.327	0.807

## TERMS

The site is available For Sale, subject to the following terms and conditions.

## PRICE

£85,000 plus VAT (if applicable).

## TENURE

We are advised that the site is freehold and will be conveyed with the benefit of vacant possession upon completion.

## PLANNING

Interested parties should contact West Lindsey District Council Planning Department on 01427 676676 to ascertain their views upon any intended development of the site.

## BUSINESS RATES

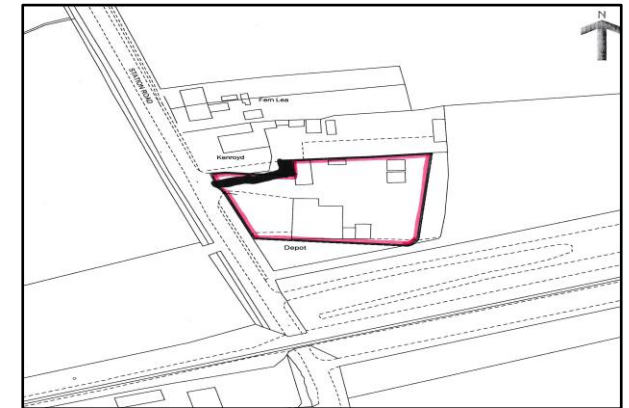
We understand that the site is not presently subject to a business rates assessment.

## SERVICES

We understand that mains electric, water and drainage are available to Station Road for connection. Interested parties are advised to confirm the adequacy of such supplies directly.

## EPC

Not applicable.



## CONTACTS



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Date: **September 2018** File Ref: **13004SI/1**



### PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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