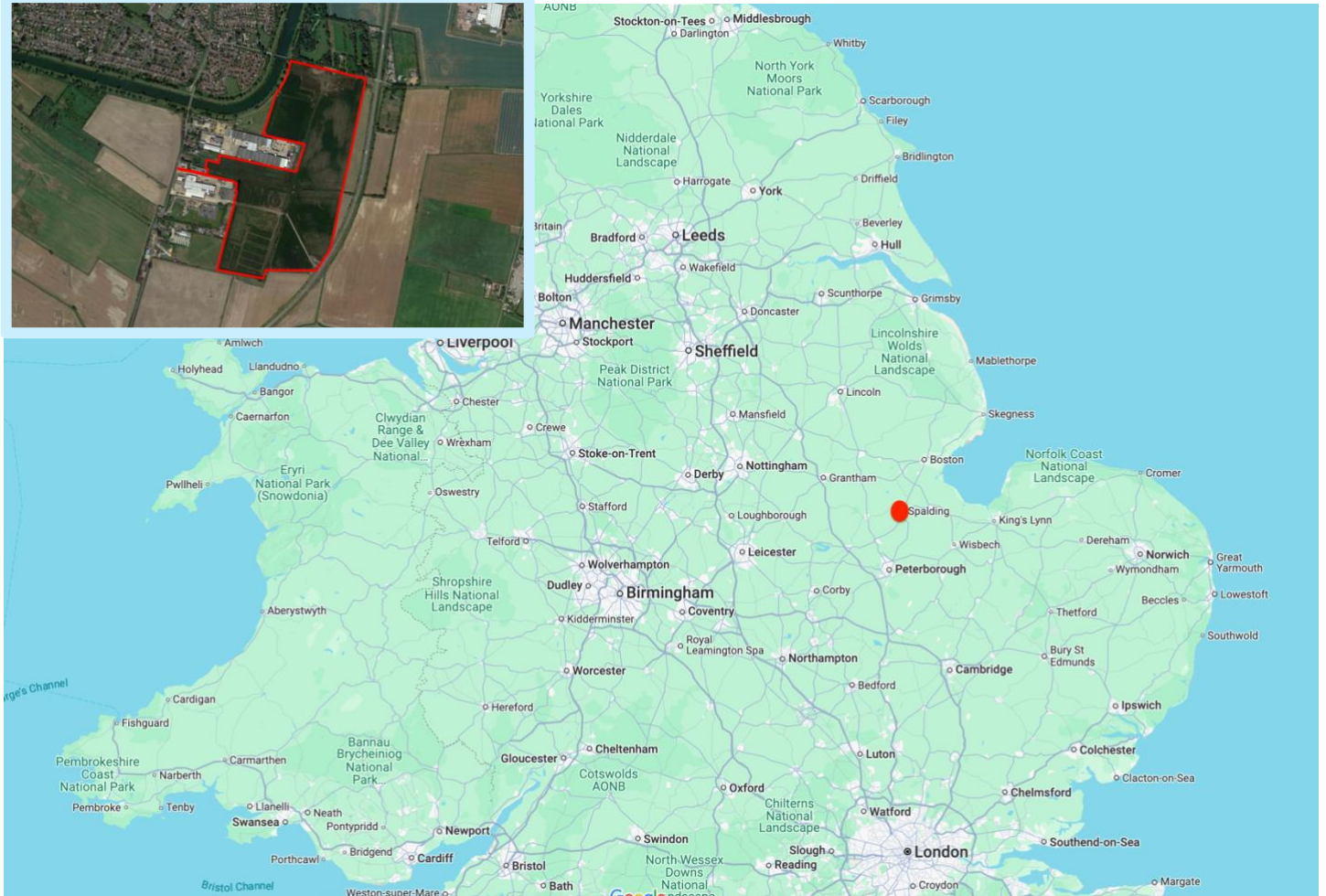


77.8 acre, 31.5 ha Development Site for Sale Freehold Strategic Land Suitable for Industrial Use, Warehousing and Trade Counters

Clay Lake | A16 Spalding Bypass | Spalding | Lincolnshire | PE12 6BL



High Profile Serviced Site Available For Sale by Company Share Transfer
Extending to 77.8 Acres, 31.5 Hectares in Total
Uses include B1, B2 and B8 Warehouse, General Industrial Trade Counters
and Roadside Services
Strategically Located at the Entrance to Lincolnshire from Cambridgeshire,
approximately 15 Miles to the East of the A1 Motorway

For Sale Freehold with Vacant Possession
£7.8 million Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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sales@poyntons.com



Location...

Clay Lake is strategically located to the County, 110 miles to the north of London, 55 miles to the west of Nottingham, 25 miles to the west of King's Lynn. Peterborough is located 18 miles to the south.

The land is located on the A16 trunk road close to the Lincolnshire Gateway Developments Site, Bride Farm 24 hour services nearby including McDonalds, Applegreen, Taco Bell, Kentucky Fried Chicken and other roadside service users.

City	Distance
London	90 Miles South
Birmingham	70 Miles West
Manchester	135 Miles North-West
Peterborough	14 Miles South-West
Nottingham	40 Miles West
Sleaford	75 Miles North-West
Norwich	70 Miles East
Northampton	50 Miles South-West
Oxford	90 Miles South-West
Cambridge	50 Miles South
Leeds	115 Miles North
Grimsby	65 Miles North
Harwich	100 Miles South-East



Planning...

The site has implemented Planning Consent H16/0347/11 for the Development of a New Business Park (Class E (Previously B1), B1, B2 and B8). Some of this land and additional land adjoining is in the draft allocation in the Lincolnshire Plan for employment use. The northern section of the land is currently Brownfield, as a former nursery and countryside within the bypass.

Full copies of the planning consent are available on request.

Area...

The historic market town of Spalding has a long rich and vibrant history relating to agricultural food production and the flower business.

The town boasts high standards of living with an excellent school offering, strong and vibrant market place and is well located, being on the A16 trunk road with the A1 approximately 20 miles to the west, the A17 connecting the East Midlands with East Anglia approximately 10 miles to the north and Peterborough approximately 15 miles to the south.

Major companies in the area include Fowler Welch, Freshline, Bakkavor amongst others. Springfields Retail Park is approximately 1 mile to the north.

The access to the site has been constructed from the A16 trunk road, being the main vehicular access to the South into Lincolnshire.

Agents Notes...

The land is available by way of a company purchase through share transfer.

Services...

Services will be available on completion of the infrastructure. Offers will also be considered for un serviced land.

Legal and Professional Costs...

Each party to bear their own legal and professional costs incurred.

Further Information...

Please contact the Sole Selling Agent.
Poyntons Consultancy
01205 361694
poyntons.com

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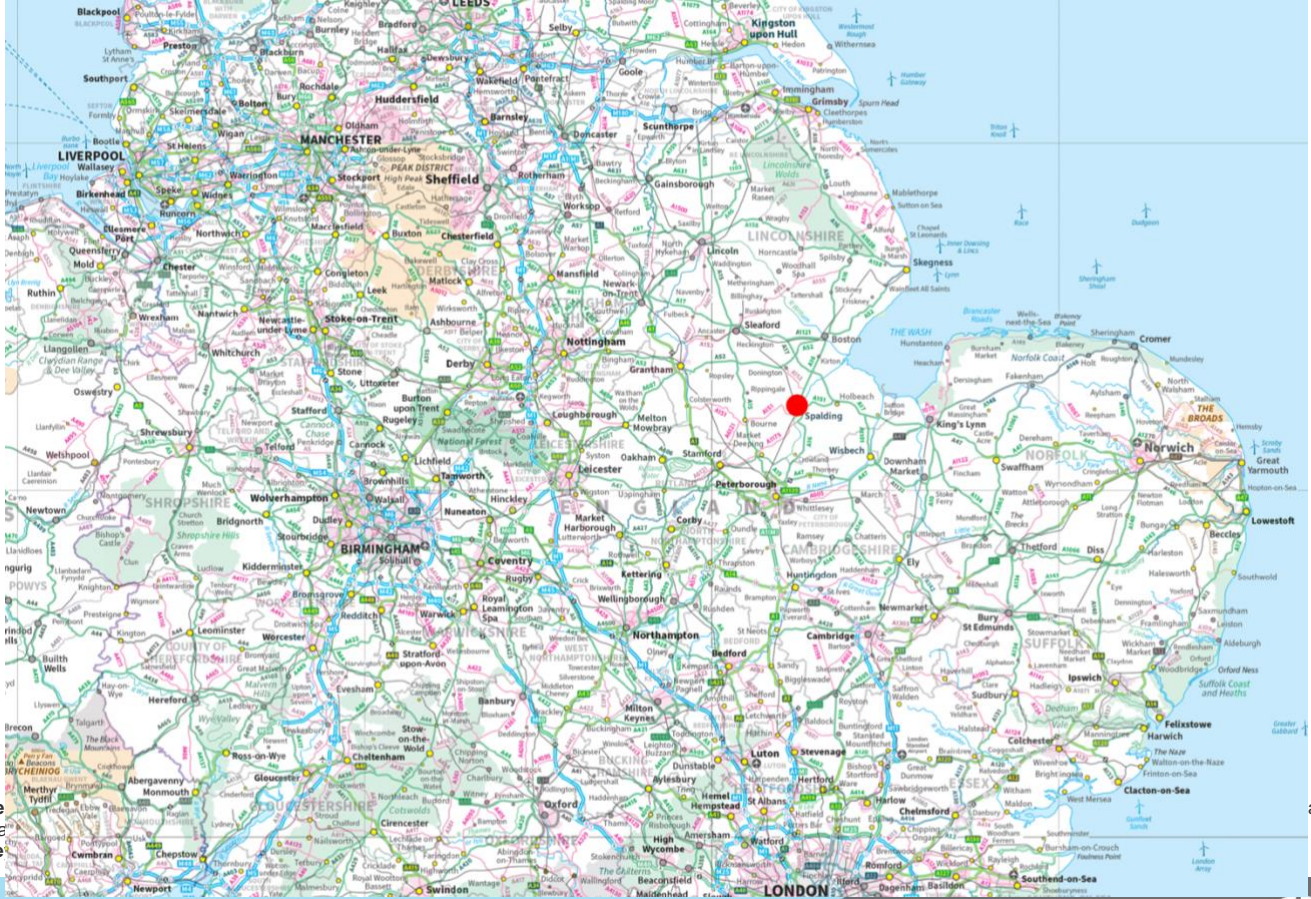
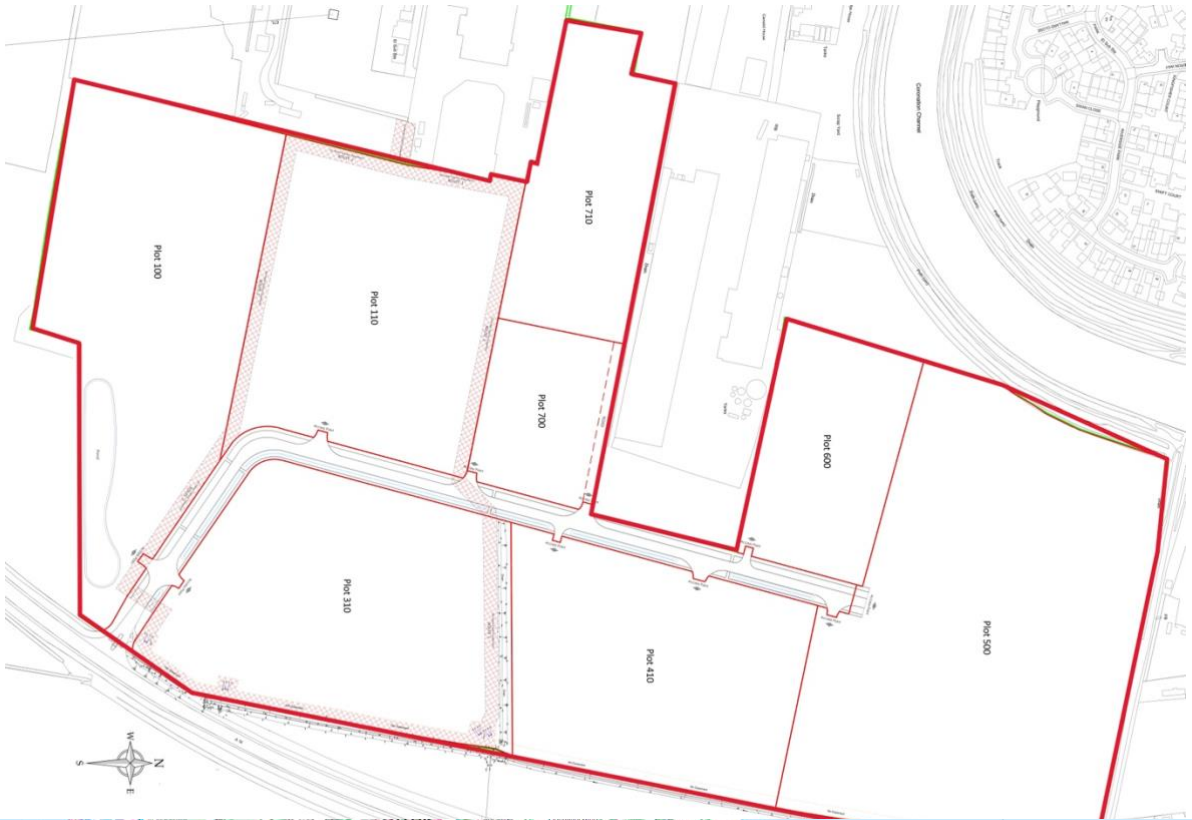
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