

East of England Industrial Hub High Profile Industrial Development Land Available Freehold in Lot Sizes from 2.4 Acres

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



- High Profile Industrial Land with Roadside Services Potential
- 31.5 Hectares, 77.8 Acres in Total
- Plots Available from 2.4 acres
- Uses Include Services, B1, B2 and B8 Use
- Located on the Entrance to the County from Cambridgeshire
- Prices From £360,000 Subject to Contract

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.

Land is available in large and small parcels for a variety of future users and service plots available. Offers are also encouraged for large unserviced parcels.

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, Freshlinc, 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.

Location and site plans are included within this brochure.

Schedule of Land Areas...

Plot	Hectares	Acres	Planning Consent	Status
100	4.70	11.61	H16/0347/11	Available £1,741,500
110	4.45	11	H16/0347/11	Available £1,650,000
310	2.42	5.98	H16/0347/11	Available £897,000
320	1.62	4.00	H16/0347/11	Available £600,000
410	2.21	5.46	Located within provisional allocation for employment use	Available £819,000
420	1.73	4.27	Adjoining land potentially allocated for employment use	Available £640,500
500	6.99	17.17	Adjoining land potentially allocated for employment use	Available £2,575,500
600	1.8	4.45	Adjoining land potentially allocated for employment use	Available £667,500
610	0.54	1.33	Adjoining land potentially allocated for employment use	Sold
700	1.76	4.35	Located within potential employment allocation	Available £652,500
710	0.97	2.4	Located within potential employment allocation	Available £360,000



Planning...

The site has implemented Planning Consent H16/0347/11 for the Development of a New Business Park (Class 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.



Services...

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

Infrastructure...

It is the intention of the developer to continue the main road access into the site providing services to individual plots. However, offers will be entertained for larger areas of land on the basis of reduced access and services, please enquire for further details.



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

24-28 South Street

Boston

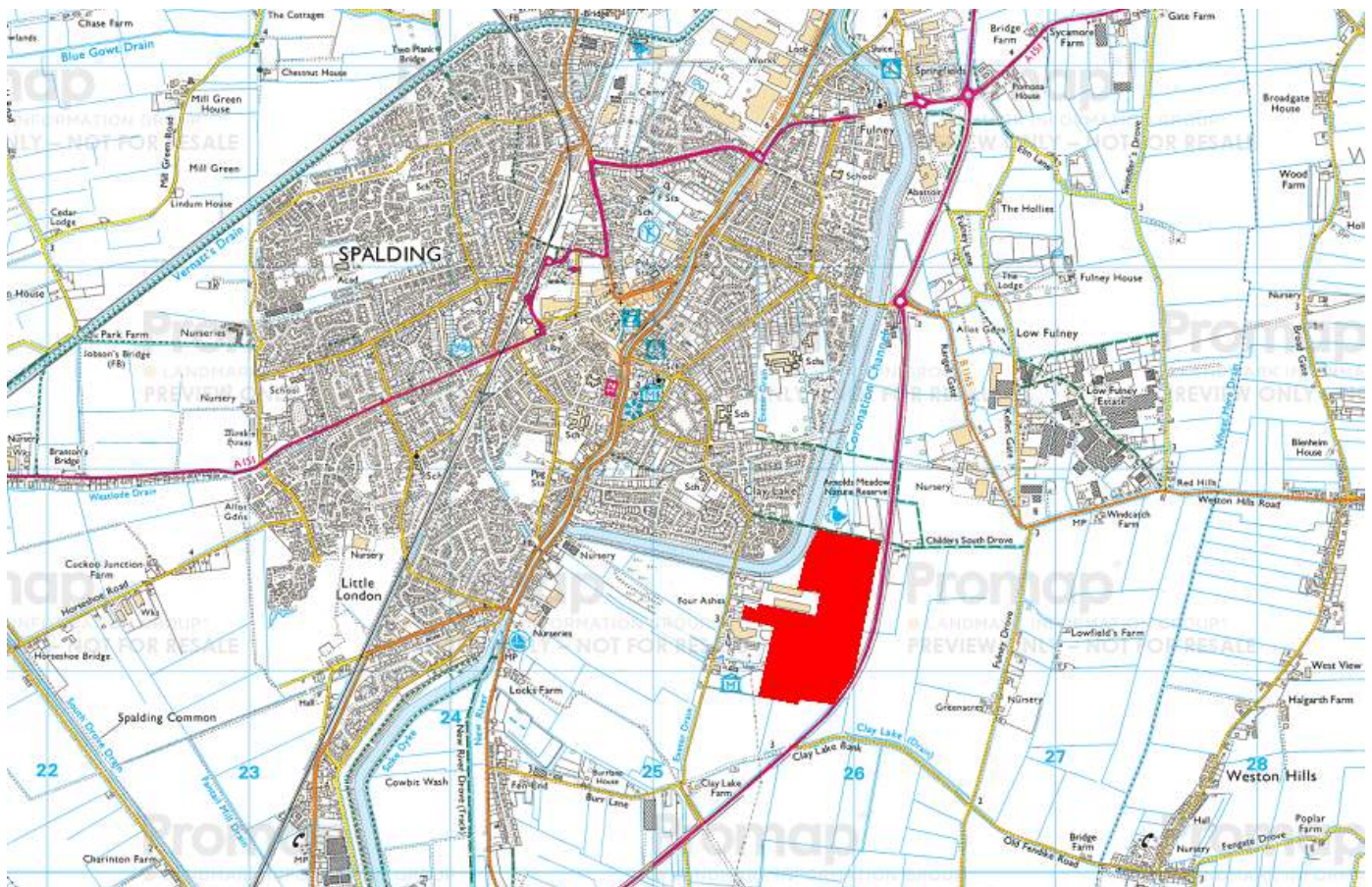
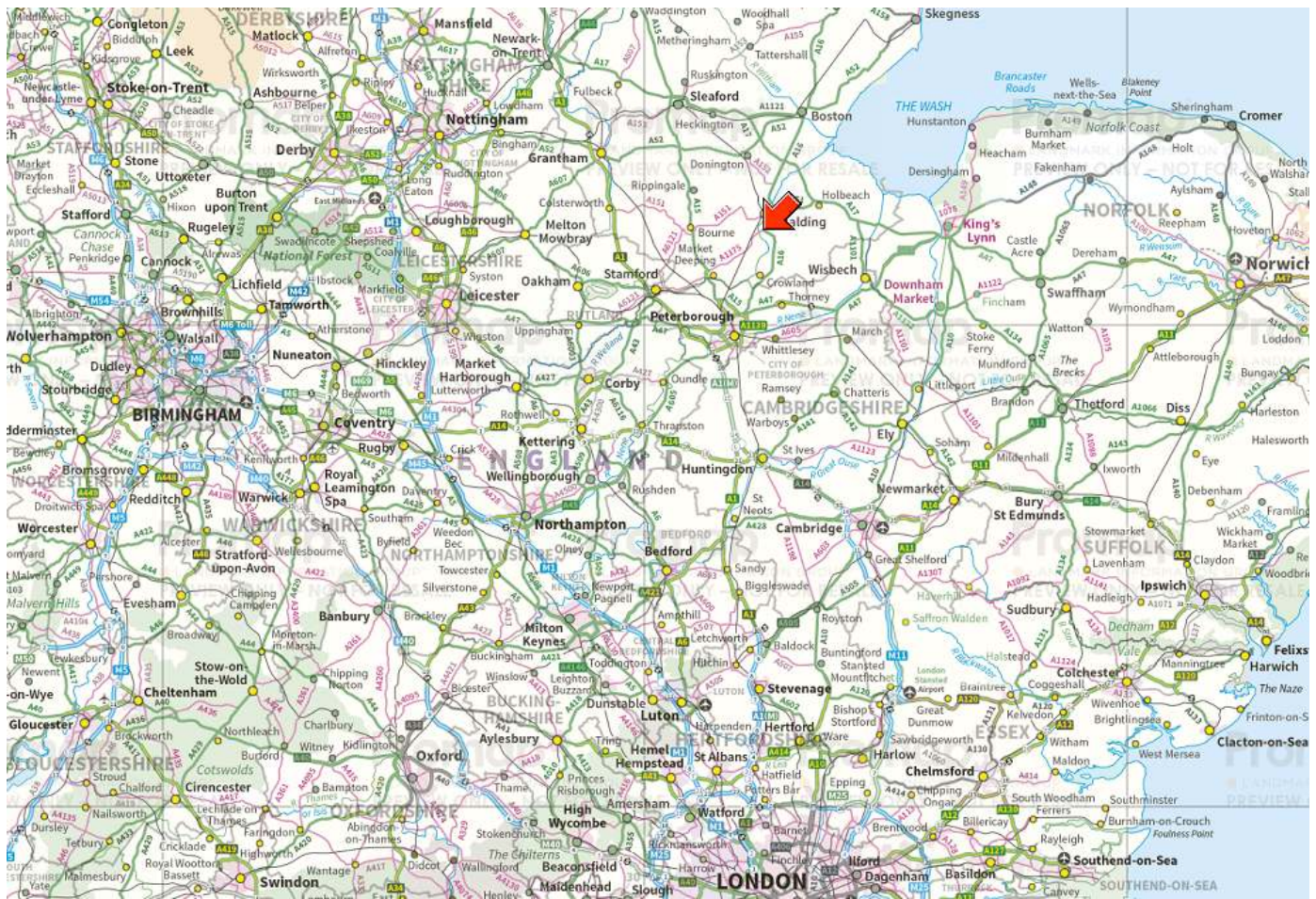
Lincolnshire

PE21 6HT

01205 361694

enquiries@poyntons.com

www.poyntons.com



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poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

