



Storage Compound, Sellwood Court, Sleaford, Lincolnshire, NG34 8GJ

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- Storage Compound
- Popular Employment Area
- 0.134ha (0.33acres) STS
- Fenced and Gated
- Hardcore Surface
- Suitable Variety of Uses (STP)
- Good access to A17 & A15

£85,000 + Vat

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SITUATION

The compound is located on the eastern side of Sleaford, which is a popular market town in the county of Lincolnshire. The town has the usual range of amenities and facilities to include local and national retail outlets, supermarkets, banks, restaurants, doctors, dentists, schools, sports and leisure clubs.

Sleaford has a railway station with regular connections available to Grantham to the west, where further connections can be made on the east coast main line to London King's Cross. The A15 and A17 main roads are a short drive from the property and provide good road links.

ACCOMMODATION

The compound is triangular in site and extends to approximately 0.134ha (0.33 acres), subject to formal survey.

It is enclosed by metal palisade fencing and has a gated access and hardcore surface.

SERVICES

The vendor advises that mains electricity, water and drainage are connected to the site. We have not conducted any tests or checks to confirm this and potential purchasers should satisfy themselves in this

respect.

LEGAL FEES

Each party will be responsible for their own legal fees incurred in the transaction.

RATEABLE VALUE

We have not been able to establish the current rateable value for the property. Prospective purchasers should satisfy themselves in this respect.

PERMITTED USE

The compound has been occupied as a plant storage yard and office. It may be suitable for a variety of other uses subject to the necessary consents being obtained.

LOCAL AUTHORITY

North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
Tel: 01529 414155

VAT

We are advised that VAT will be charged on the sale price at the prevailing rate.

AGENTS NOTE

We understand that the road serving the site is not



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adopted.

VIEWINGS

Viewing is strictly by appointment only. Please contact Will Cooke on:

Office: 01529 411550

Mobile: 07899 754371

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