



## Hardings Lane, Partney

**Available to Let £19,000**

leasehold industrial for sale in Spilsby, Lincolnshire

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### Key Features

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Two Large Modern Agricultural Buildings To Let  
Available for Industrial Use (subject to planning)  
Situated within a family run farmyard  
Allocated Parking (proposed concrete aprons)  
Direct Access to the A158  
Prime Location

Unit 1: Approx. 6,300 sq ft (585 sq m) Rent £19,000 PA

Unit 2: Approx. 8,400 sq ft (780 sq m) Rent £24,000 PA

Unique opportunity to rent one or two good sized buildings situated in a prime location within a working farmyard next to the A158. Formally used for agriculture, we aim to identify potential tenants to enable a successful planning application for change of use. These buildings were essentially built in 2012 and are in excellent condition.

Tenure: **Leasehold**

**Description: -**

**UNIT 1**

Approximately 6,300 sq ft (585 sq m) with concrete floor and three phase electricity connected. The building comprises of a steel portal frame with brickwork and concrete panel sides with insulated metal composite sheet roof and wall cladding. There are five roller shutter doors around the building giving more than adequate access. The building although built in 1985 was extensively modernised in 2012.

**UNIT 2**

Approximately 8,400 sq ft (780 sq m) with concrete floor and three phase electricity connected. This building comprises of a steel portal frame with concrete panel lower walls, clear plastic sheets to one side and insulated metal composite sheet cladding to the other side and roof. This building was built in 2012.

**Terms of Lease: -**

The property is available subject to planning consent being granted. The length and terms of the tenancy is negotiable subject to individual requirements, references will be required.

**Legal Costs: -**

In the usual manner, the ingoing tenant will be responsible for the Landlord's reasonable legal costs incurred in connection with the letting.

## How much is your property or land worth?

Free, no-obligation valuation for all properties or land in Lincolnshire and surrounding areas

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**Services: -**

Mains electricity is connected to the property and mains water will be made available. Toilet facilities can be accommodated subject to requirement.

**Business Rates & Outgoings: -**

The Tenant will be responsible for paying the business rates once the buildings have been assessed and rated. Electricity and water are chargeable to the tenant.

**Wayleaves, Easements & Rights of Way: -**

The property is being let subject to and with the help and benefit of all existing right, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

**Value Added Tax: -**

Should any letting of the property, or any right to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Tenant.

**Planning: -**

(PLEASE SEE BELOW AN EXTRACT FROM THE PRE-APPLICATION ADVICE SOUGHT FROM EAST LINDSEY DISTRICT COUNCIL)

The proposed site sits on the outskirts of the large village of Partney as defined in SPI of the East Lindsey Local Plan. The site is outside of the developed footprint of the village within open countryside. The proposed site has an operational agricultural use and is made up of modern agricultural buildings.

The Council are keen to support employment use sites that come forward within the large villages providing that they are located so that they easily connect to the road network and are integrated into their setting in terms of layout and landscaping. To ensure the long-term viability of farm holdings, the Council will also support additional uses however the uses should be subordinate to the farm use and not jeopardise the future operation of the farm.

Partney is located on the strategic road network and this site sits on the southern side of the village in very close proximity to the A158 which supports the criteria defined in SPI3 of the East Lindsey Local Plan. The proposal is also considered to be an additional use to the existing farm however it is paramount that any proposals are considered to be farm diversification and remain subordinate to the farm use so they do not jeopardise the farm business in accordance with SPI3 of

the East Lindsey Local Plan. Paragraph 83 of the National Planning Policy Framework also states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas through the conversion of existing buildings whilst encouraging the development and diversification of agricultural and other land-based rural businesses.

Confirmation has been received that a transport statement will be required with any application to enable the Highways Authority to assess the comparison in vehicular movements for the existing and proposed use. The factors would determine whether highways improvements are required on Hardings Lane being only narrow in width. The transport statement would generally include an audit and appraisal of the following:

#### Existing Conditions

- Existing site information
- Baseline traffic data
- Existing site use and means of access

#### Proposed Development

- Proposed land use and scale of development
- Proposed means of access
- Person trip generation and distribution of trips by mode of transport
- A qualitative and quantitative description of the proposed travel characteristics of the proposed development
- Proposed improvements to site accessibility by sustainable modes of travel
- Proposed parking and servicing strategy
- Residual vehicle trip impact
- Transport implications of construction traffic (if there are specific local difficulties identified)
- If the development site has a current use or an extant planning permission, the net level of change in traffic flows that might arise from the development is calculated and considered

Aside from the above, the Highways Authority have confirmed that the access would be required to be upgraded to an LCC specification.

With regard to the submission of a noise impact assessment, the Environmental Health Officer has requested further information as follows:

1. What will be window/door layout of the proposal be?
2. More specific information about the use of each building ie. B1, B2 or B8. For example an industrial

use is more likely to require an assessment than a storage use.

3. Will HGV's need to access the site and if so during what times and how often?

Please note that all advice is given at your request and is without prejudice to any decision made on the receipt of a formal planning application at a later date. If you require any further information please do not hesitate to contact the department.

**Location: -**

The farm is situated on Hardings Lane, 140 meters to the north of the A158. The buildings location within the farmyard can be identified on the attached plan.

**Viewing: -**

Viewing is strictly by appointment through the Skegness office. Our properties are available online at: [www.willsons-property.co.uk](http://www.willsons-property.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [onthemarket.com](http://onthemarket.com).

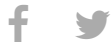
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