

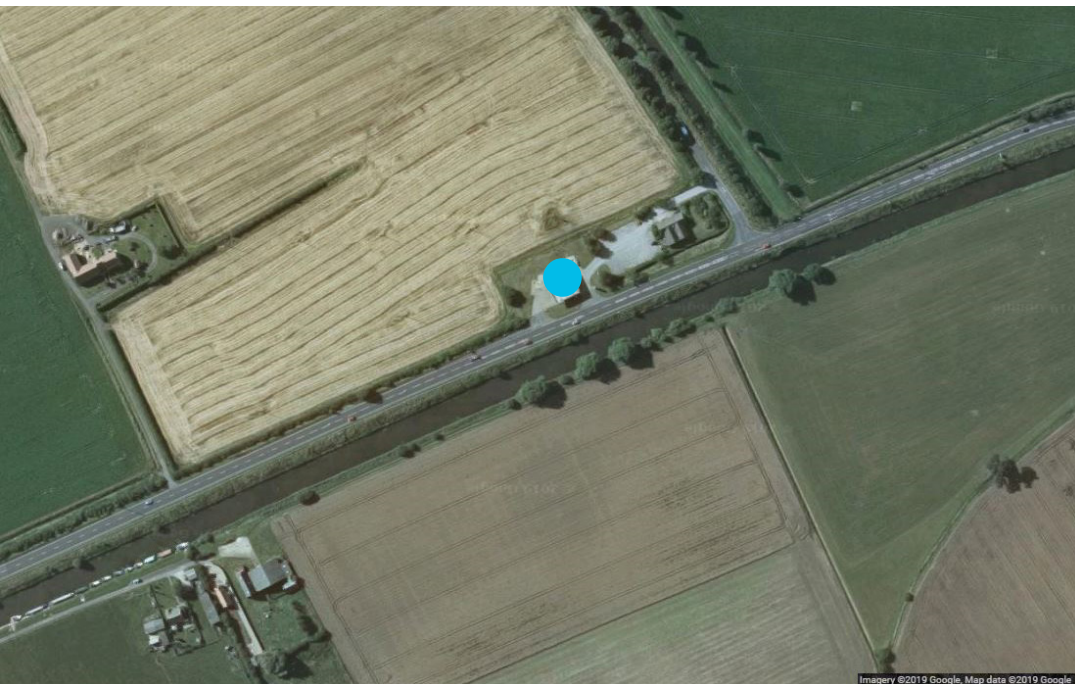
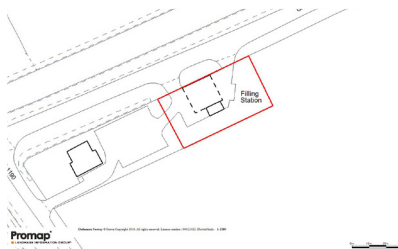
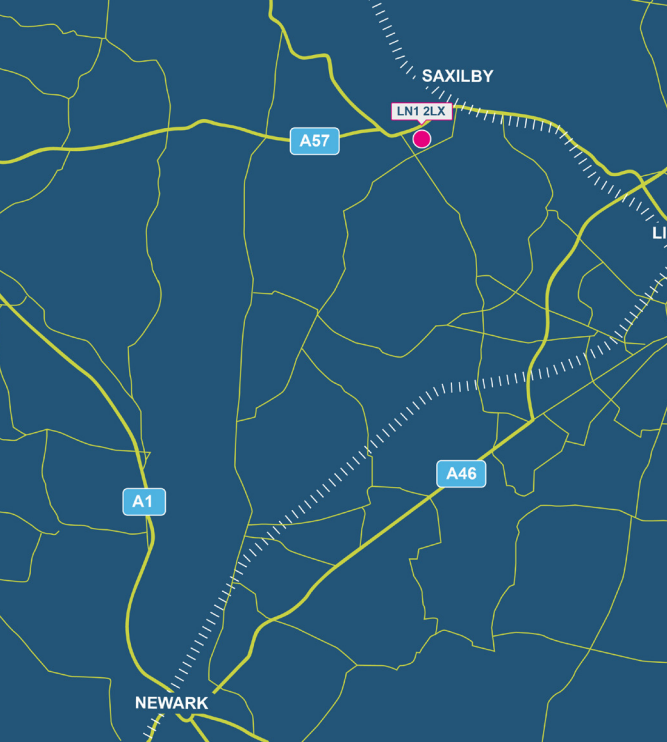


# BANKS LONG&Co

LAND AT OTTERS BRIDGE, GAINSBOROUGH ROAD,  
SAXILBY, LINCOLNSHIRE, LN1 2LT

- Former petrol station site suitable for a variety of uses, subject to planning
- Prominent roadside location fronting Gainsborough Road (A57)
- Busy arterial road between Lincoln, Gainsborough and the A1 trunk road
- Site area approximately 0.193 hectares (0.476 acres)
- **FOR SALE**





## LOCATION

The former petrol station is situated on the southern side of the A57 Gainsborough Road in the Parish of Saxilby, approximately 60m north east of the junction with the B1190 Doddington Road, approximately 6 miles west of Lincoln city centre and 1 mile west of the centre of Saxilby village. The A1 and A46 can easily be accessed via the A57.

## SITE

The land comprises a part cleared level rectangular site of approximately 0.193 hectares (0.476 acres) with frontage to Gainsborough Road of approximately 58m and an average depth of approximately 32m.

Immediately to the west of this property is a former Little Chef restaurant.

## TOWN AND COUNTRY PLANNING

We understand that the most recent use for the site was primarily for petrol filling station which is a sui generis use and does not fall within a specific class of the Use Classes Order 1987 (as amended).

In the agent's opinion the site would be suitable for a variety of alternative uses, subject to receipt of the necessary planning permissions.

Interested parties are advised to discuss any proposals for this site with West Lindsey District Council Planning Department.

There will be an absolute prohibition on car wash use and the Vendor would insist a covenant is drafted into the Title.

## SERVICES

We understand mains electricity, drainage and water are available to the site, although interested parties are advised to make their own investigations to the relevant utility service providers.

## REMEDIAL WORKS

The Vendor has previously carried out decontamination works as part of the demolition and a report can be provided upon request.

## METHOD OF SALE

The site will be sold freehold with vacant possession and is being offered **For Sale** by way of Private Treaty.

## GUIDE PRICE

**Offers are invited in excess of £200,000**

## VAT

VAT may be payable in addition to the purchase price at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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**Ref.** 187-A/2019C