

# FOR SALE



## Land off Summergangs Lane, Gainsborough, Lincolnshire, DN21 1AH

- Former Ready Mix site
- Hard surfaced
- Secured by steel palisade fenced gates
- Services connected to the site
- Site extend's to 0.65 acres
- Established area
- Suitable for open storage and development (STP)
- **Offers in the region of £75,000**



## Land off Summergangs Lane, Gainsborough, Lincolnshire, DN21 1AH

### Location

The site is located on Summergangs Lane in Gainsborough, which is located off of Lea Road, which is a popular road connecting to the A631 and the North, which in turn gives access to Market Rasen and Lincoln to the East, Retford and Doncaster to the West. Nearby occupiers include: Gainsborough Railway Station, B&Q and Evans Halshaw, who are located on Lea Road.

Gainsborough has good road links with the A1(M) at Blyth being located some 13 miles to the west and approximately 10 miles to the west of the A15 which provides access to the M180 to the north. In addition Gainsborough has good local rail services from the Lea Road station and in particular has seen investment in recent years with a new retail development known as Marshall's Yard which has firmly established Gainsborough as a popular retailing destination.

### Description

The property comprises a part hard surfaced area, which is free from buildings, and provides largely flat even and open storage land, which is secured by a two metre high steel palisade fence and a double access steel palisade gate, giving access from Summergangs Lane. We consider the land to have some development potential, subject to obtaining the necessary planning permission, however in its current form, the land would suit open storage uses.

### Site Area

The site extends to approximately 0.65 Acres (0.264 hectares).

### Tenure

The property is freehold.

### Business Rates

We have been unable to identify a business rates listing for the site, and we advise any potential purchasers to investigate this with the Valuation Office Agency.



### Terms

The property is available for sale, freehold and we are inviting offers in the region of £75,000.

### Services

We understand that mains water is available to the site. If an electricity supply is required a reconnection will need to be made. Potential purchaser to make their own enquiries.

### Legal Costs

Each party is responsible for their own.

### VAT

This property is elected for VAT.

### Viewing

Strictly by prior arrangement with the Sole Agents.



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