

# FOR SALE

## Lea Road School

Lea Road, Gainsborough DN21 1AF

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16,400 sq ft (1,525 sq m)

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- Severely dilapidated
- Freehold
- Close to Trent Bridge
- 0.29 hectare (0.72 acre)
- Redevelopment options
- Overlooks River Trent

**Bruton Knowles**

15 Castle Gate, Nottingham NG1 7AQ

0115 988 1160

# Lea Road School

## LOCATION

The property is on Lea Road, 1 mile south of the town centre overlooking the River Trent to the rear.

## DESCRIPTION

A former school in an area zoned for redevelopment, with a preference towards leisure and residential.

## ACCOMMODATION

The property has a number of former classrooms. It was last used as an enterprise centre but has become severely dilapidated in recent years and is offered for sale with vacant possession.

The overall Gross Internal Area is 1,525 sq m (16,400 sq ft). and the site area is approximately 0.29 hectares (0.72 acre).

## TERMS

Expressions of interest are invited for the freehold title.

## PLANNING

The property lies within the Gainsborough Riverside Conservation Area. Listed Building Consent may be required for any development or demolition works. Interested parties are encouraged to contact West Lindsey District Council on 01427 676676 to discuss potential uses for the property.

## RATES

The property is not currently listed for rating purposes.

## ENERGY PERFORMANCE CERTIFICATE

The property is a redevelopment project and currently exempt from EPC requirements.

## VAT

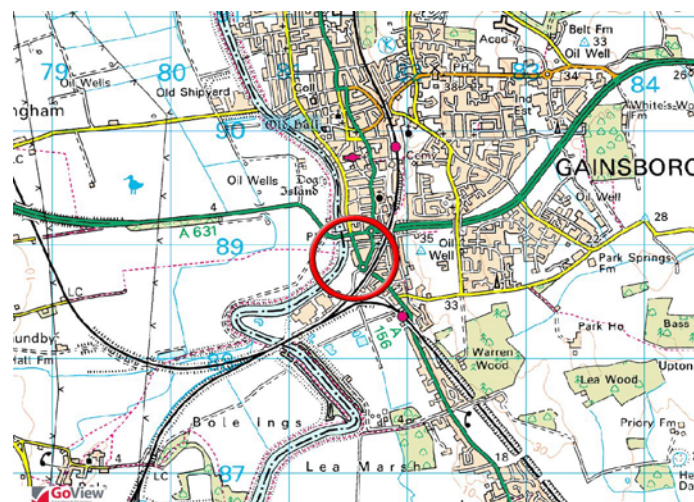
We are not aware that the property is elected for VAT.

## TENURE

Freehold

## VIEWING

Strictly by prior appointment with Bruton Knowles on 0115 988 1160. The site is secure.



## CONTACT

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### Important Notice

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