

# Development

**Lambert  
Smith  
Hampton**



**Fortuna and Holmeleigh Business Centres,  
Mareham Road/Foundry Street, Horncastle, LN9 6BW**

## FOR SALE: RE-DEVELOPMENT OPPORTUNITY WITH INCOME

- Site area approx. 3.64 ha (9.0) acres.
- Suitable for a variety of uses STPP.
- Current income £42,996 per annum (with scope to increase).
- Expressions of interest invited.

**Excellent opportunity to purchase income producing, centrally located re-development site.**

**Lambert Smith Hampton**

**1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH**

**Tel: 01522 698888**

**Email: [lincolninfo@lsh.co.uk](mailto:lincolninfo@lsh.co.uk)**

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## Mareham Road / Foundry Street Horncastle

### LOCATION

The site is located a short distance from the busy town centre of Horncastle, having access onto Foundry Street and Mareham Road. Horncastle is a thriving market town, having a population of approx. 6,800.

### GENERAL

The site occupies an area of approx. 9.0 acres (3.64 ha), currently having a number of buildings dating back to 1837 being a former workhouse. The site was converted into a children's home and a number of separate houses were erected. Part of the site was used as a residential college and more recently offices and business centre.

### ACCOMMODATION

	SQ FT	SQ M	Income Per Annum
Holland House	4,618	429	Vacant
Lindsey House	4,682	435	Vacant
Kesteven House	4,553	423	£9,304
Tom Scholey House	4,499	418	Vacant
Ralph Bennett House	4,553	423	Vacant
Conference Centre	7,082	658	Vacant
Willow House	2,088	194	£8,000
Holmeleigh House	15,780	1,466	£0 *
A tenancy schedule can be made available on request			
* currently occupied by Lincolnshire County Council, consideration may be given to a sale and lease back of this property			

### SERVICES

Mains electricity (including three phase), gas, water and drainage are available to the site. None of the services have been tested and interested parties are advised to satisfy themselves in this regard as well as to the capacity of the supplies.

### TENURE

The site is available freehold and consideration will be given into splitting the site.

### PRICE

Conditional or unconditional offers are invited.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### FURTHER INFORMATION

An information pack is available upon request, for further details about the site

### VIEWING

By appointment with Lambert Smith Hampton. Please contact:

**Matthew Johnson**

**Tel:** 01522 698888

**Email:** MJohnson@lsh.co.uk

**Web:** www.lsh.co.uk

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates and Recommendation Reports for all properties on the site are available on request or from our website.

### ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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