

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Lincoln Road
Washingborough, LN4 1AT
Price Guide £895,000

Land adjacent to Sainsbury's, Lincoln Road, Washingborough, Lincolnshire LN4 1AT

Attractive infill plot of land, approx. 2 acres, fronting the busy Lincoln Road adjacent to the recently built Sainsbury Store at Washingborough. This well shaped, decent sized field, already has an implemented planning permission for the site access. a dropped kerb and reconfigured pathway onto the B1190, a significant distributor road connecting the A57 at Tom Otter's Bridge and the Lincoln bypass, A46.

The land represents a rare opportunity to purchase a spacious potential roadside development site adjacent to the late opening, popular local supermarket and Argos collection point, in an affluent location. The site is also within walking distance of large residential developments.

Asking Price £895,000





LOCATION

Washingborough is a popular and affluent suburb of the City of Lincoln. It is highly accessible, located 3 miles (5km) east of the City and 18 miles (29km) from Sleaford.

Just 1 mile from the site, Lincoln Road leads directly to the roundabout providing access to the A15 Lincoln Eastern Bypass and also Washingborough Road, heading towards the City Centre.

Washingborough is popular with families, having good bus routes, a successful primary school, Washingborough Academy, and forms a tight knit community with the neighbouring villages of Heighington and Branston.

The site lies 3 miles north of Lincoln Railway Station which provides regular services to Newark On Trent and Peterborough. London is accessed via rail from Newark North Gate.

From Lincoln itself, the A1 and M1 motorways are 11 miles and 35 miles west of the City respectively.

SITUATION

The site is prominently situated to the north of Washingborough centre on Lincoln Road, directly in front of the large residential area comprising Church Hill, Drake Avenue, Nelson Drive, Gildesburgh Road, Granson Way, Raynton Close et al.

Immediately to the west of the Sainsbury’s supermarket is Ferry Lane which leads to the River Witham Walk which is popular with recreational and leisure users.

DESCRIPTION

The 2 acre site (sts) is directly adjacent to the Sainsbury’s supermarket (North Kesteven planning reference 22/0362/FUL)now open, to the west and the Methodist Church and Medivet Practice to the east having the aforementioned Residential neighbourhood directly to the south and the B1190 immediately to the frontage.

The land has ranch style fencing to the front and left hand side with hedging to the eastern and northern boundaries. The front fencing currently has gated access by the dropped kerb by the Lincoln Road.

The depth of the site, off centre, is approx. 138 metres with a width, again off centre, of circa 55 metres.

The vendor’s solicitor has informed us Sainsbury’s have not put a restrictive covenant on the site preventing further supermarkets.

TENURE

Freehold.

VAT

VAT is not applicable.

VIEWING

Through the Commercial Agent Tel 01205 365032 Email james@brucemather.co.uk

