

SURFACED INDUSTRIAL OPEN  
STORAGE LAND – 1.9 ACRES

LAND • SUMMERGANGS LANE  
• GAINSBOROUGH • DN21 1AH



**FOR SALE.**



- Industrial / Open Storage Land
- Hard Surfaced & Fenced Site
- Development Potential STPP

- Mains Services Connected
- Former Recycling Facility
- Close to B&Q, Aldi & Ford Dealership



**FLINT**  
REAL ESTATE



## LOCATION

The property is located in a mixed commercial and residential area, with notable nearby occupiers such as Aldi, B&Q, and Ford.

Gainsborough is a town in the West Lindsey district of Lincolnshire, situated approximately 15 miles north west of Lincoln with the A139 leading to Scunthorpe and the A631 to Grimsby via the A15, which also leads to the M180.

## DESCRIPTION

A 1.9 acre plot of industrial land / open storage land with the following features:

- Services on site
- Previously a recycling facility – very rare use permission.
- Development potential STPP
- Level and concrete surfaced site

## SITE AREA

1.9 Acres



## PLANNING

The site has previously been used as a waste recycling facility and we consider it suitable for various industrial uses STPP.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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## ASKING PRICE

£300,000 (reflecting a low rate of £150,000 per acre)

## BUSINESS RATES

Please contact the Valuation Office Agency for further information.

## VAT

Figures are quoted exclusive but may be subject to VAT.

## SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

## EPC

Not applicable.

## AML

Purchasers will have to supply information to comply with AML Regulations.

 **SAT NAV: DN21 1AH**

 **SCOUT.KILT.HEAP**