

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## FOR SALE Prime Development Opportunity

Brunel Road, Pinchbeck,  
Spalding PE11 3YY

CONTACT **Charles Alexander**  
07831 487420 | [charles.alexander@rapleys.com](mailto:charles.alexander@rapleys.com)

**Angus Irvine**  
07767 463884 | [argus.irvine@rapleys.com](mailto:argus.irvine@rapleys.com)



Existing and allocated  
employment area

Suitable for a variety of uses,  
subject to planning

Approximately 8.52 hectares  
(21.04 acres)

Closing dates for offers **12 noon**  
**Thursday 23 September**

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### Location

Spalding is located in the South Lincolnshire Fens and stands midway between Boston and Peterborough. Spalding is an important agricultural town and administrative centre of South Holland. The River Welland runs through the centre providing an attractive waterfront with many Georgian buildings. The population of Spalding is 28,000.

The site is located to the south side of Enterprise Way and the end of Brunel Road. Enterprise Way is an established business location lying to the north of Spalding Town Centre, with nearby occupiers including **Topps Tiles**, **Travis Perkins** and a number of trade counter type businesses and manufacturing facilities.

### Description

The site is approximately 8.52 hectares (21.04 acres).

The site is broadly rectangular and is accessed from Brunel Road. The site is currently farmed within a grass rotation.

### Planning

The adopted Local Plan for the site is the South East Lincolnshire Local Plan 2011-2036 (2019). The Proposals Map confirms that the north eastern half of the site is designated as an Existing Employment Area and the remaining south western half of the site is allocated as a Proposed Main Employment Area, under reference SP001. Sites within the Main Employment Areas (existing or proposed) are reserved for Classes B1 (now Class E(g)), B2 and B8 developments.

Please see the plan for the split of the site, with the purple hatch as the existing employment area and the lilac colour area with the SP001 as the proposed main employment area.

### Tenure

The site is available Freehold, however part of the site is subject to an Agricultural Holding Act Farm Tenancy. Further details are available from the agent.





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### Offers

Offers are invited on either a conditional or unconditional upon planning basis. All submissions should include the following information:

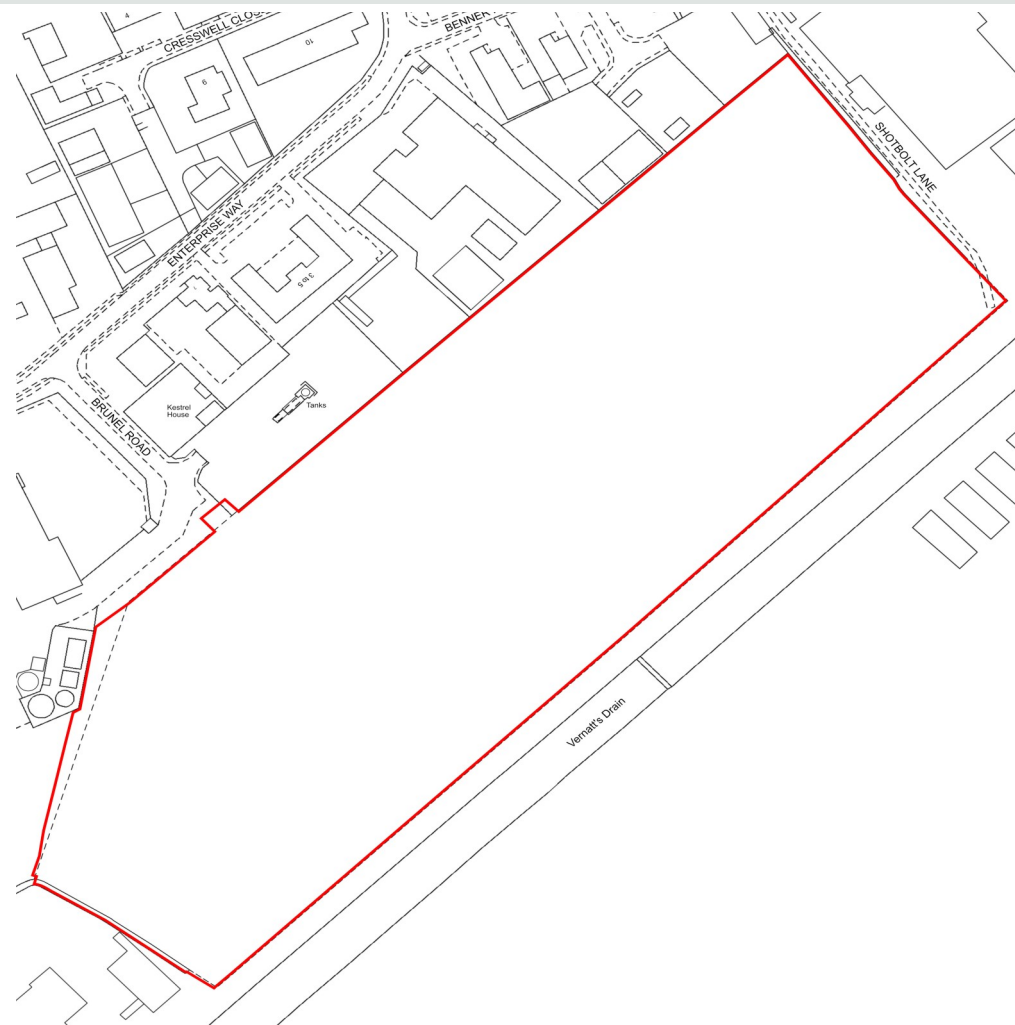
- Details of any conditions attached to your offer
- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Sharefile
- Provide details of the solicitors who will be acting on your behalf in this transaction.

Our client reserves the right not to accept the highest or any other offer received.

The bid deadline for offers is **Thursday 23 September 2021 at midday** and offers should be submitted by email to [Angus Irvine](mailto:angus.irvine@rapleys.com) or [Charles Alexander](mailto:charles.alexander@rapleys.com).

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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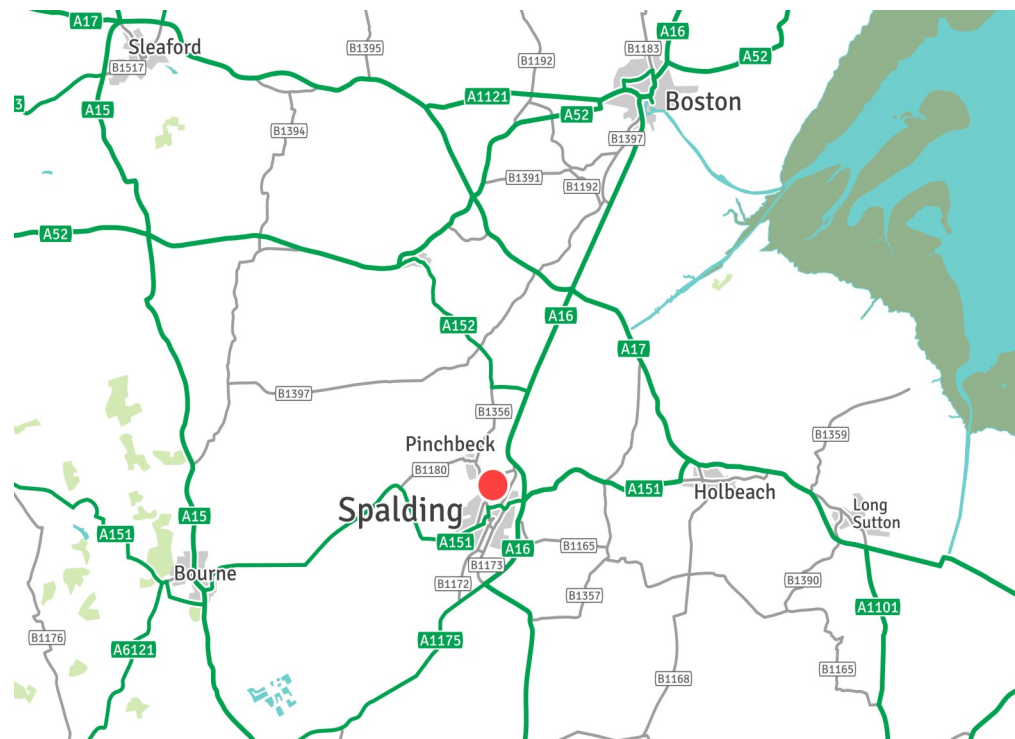
**Angus Irvine**  
07767 463884 | argus.irvine@rapleys.com

### Viewing

Viewings are strictly by appointment only, please contact the selling agent for further information.

### Further Information

Access to the documents in the Sharefile relating to the pre-application information and other sales information is available on request from the selling agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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