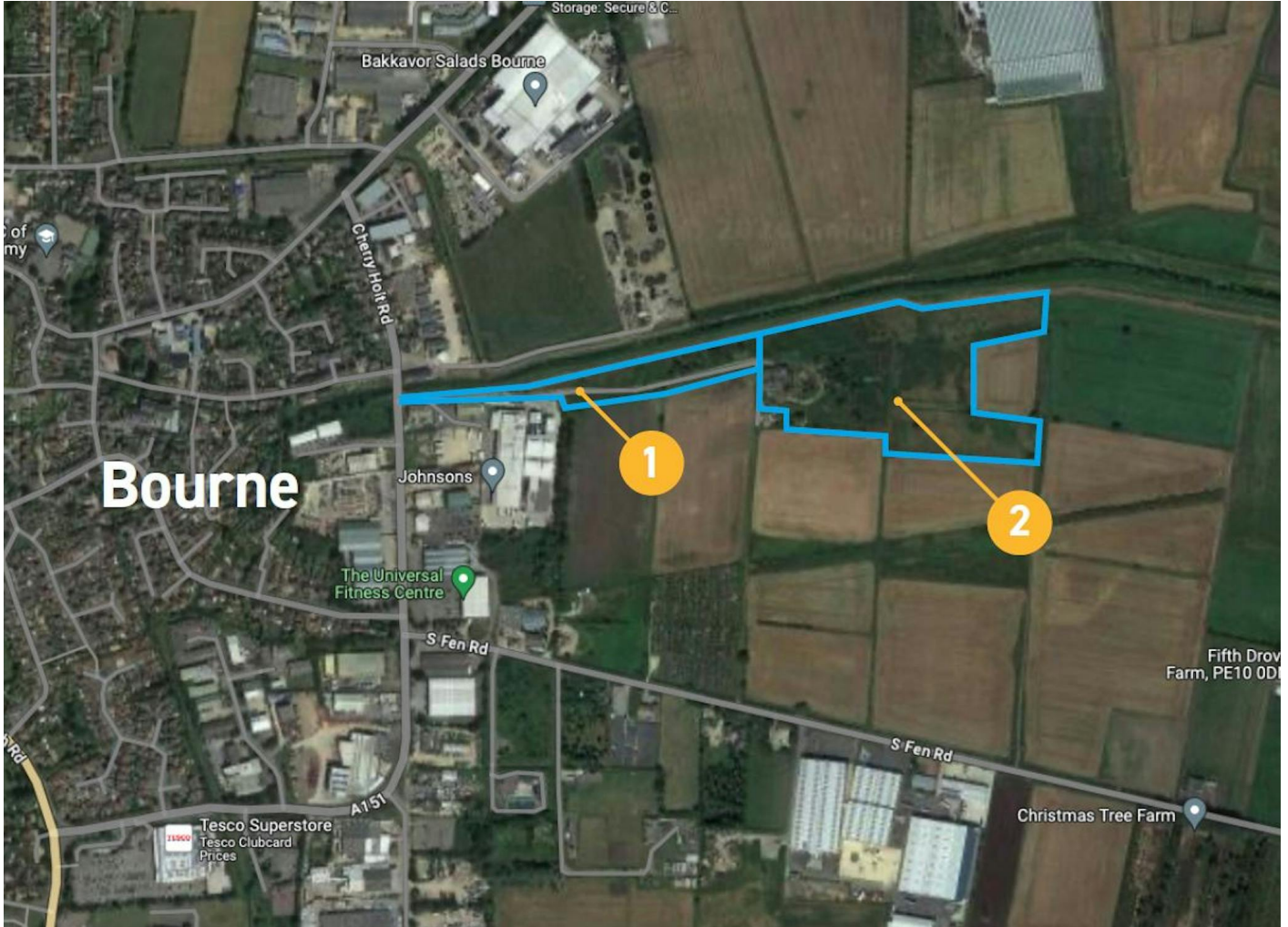


DEVELOPMENT LAND

The Slipe, Bourne, PE10 0DE



Key Highlights

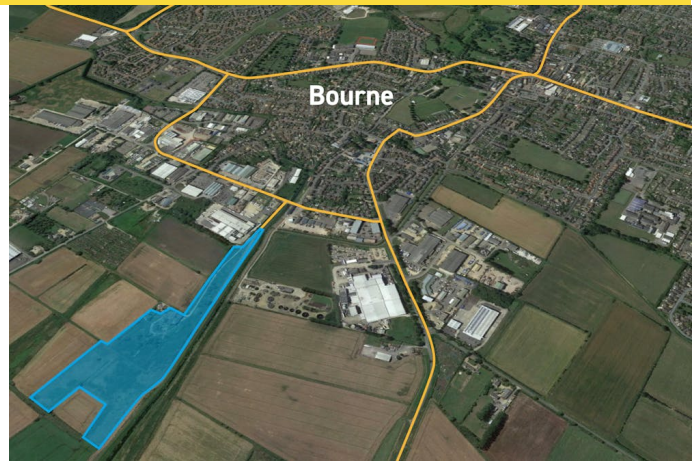
- 0.44 to 16.40 Acres
- Available as a whole or in plots
- Located close to Bourne, Lincolnshire & A15
- Allocated Employment Land
- Planning Consent for light industrial/Industrial developments

Location

Bourne is an expanding South Lincolnshire market town located on the A15 and approximately 16 miles north of Peterborough. Stamford is 10 miles southwest and Leicester 40 miles to the east.

The land is located just off Cherry Holt Road near to the junction of Spalding Road. Nearby occupiers include Bourne Textiles, Toolstation, Travis Perkins, Screwfix and Howdens.

To the north of the site is Bourne Eau a small river which joins the River Glen to the south-east.



Description

The site comprises 2 adjoining parcels of allocated employment land which is relatively flat. There is an existing right of way across Area 1 leading to Area 2, providing access to 2 residential units and 3 agricultural fields, located on the boundary of Area 2. The right of way will need to be maintained in perpetuity and incorporated within any proposed development.

Terms

The site is available for sale and offers are sought in the region of £150,000 per acre plus VAT and purchasers costs.

Planning

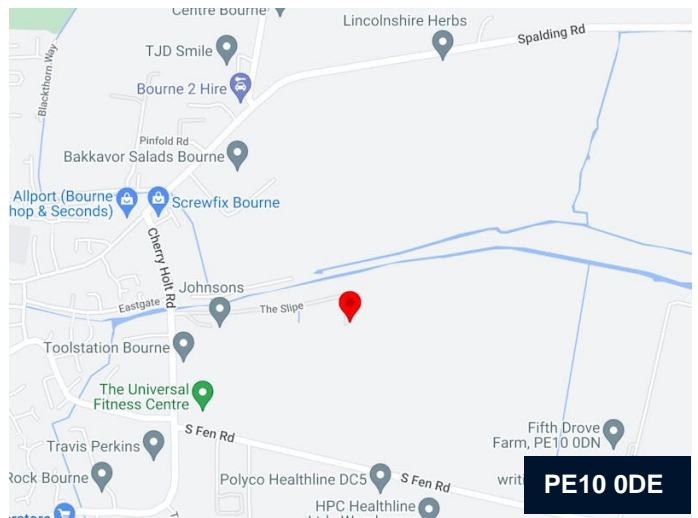
Area 1 comprises approximately 2.93 acres (1.18 ha) and has an implemented planning consent - application nos. S21/2414, S19/2143, S19/1184 & S16/1327.

Area 2 comprises approximately 13.49 acres (5.46 ha) - has outline planning consent which expired in July 2022 - Application No. S19/0426

Interested parties are advised to make enquiries with the Local Planning Authority - South Kesteven District Council - 01476 406080 or E: planning@suothkesteven.gov.uk

Access

Access to the land is via The Slipe which is part public highway and part unregistered but is constructed to adoptable standard. We understand the Local Authority have agreed to adopt the highway up to the entrance of Area 1, thereafter the access road will need to be constructed to a suitable standard to meet future needs/use of the land.



Contact

William Rose BSc MRICS

+44 (0) 1733 201 391

+44 (0) 7870 999 566

wrose@savills.com

James Anderson MSc MRICS

+44 (0) 1733 201388

+44 (0) 7977 034 282

james.g.anderson@savills.com

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