

EST 1770

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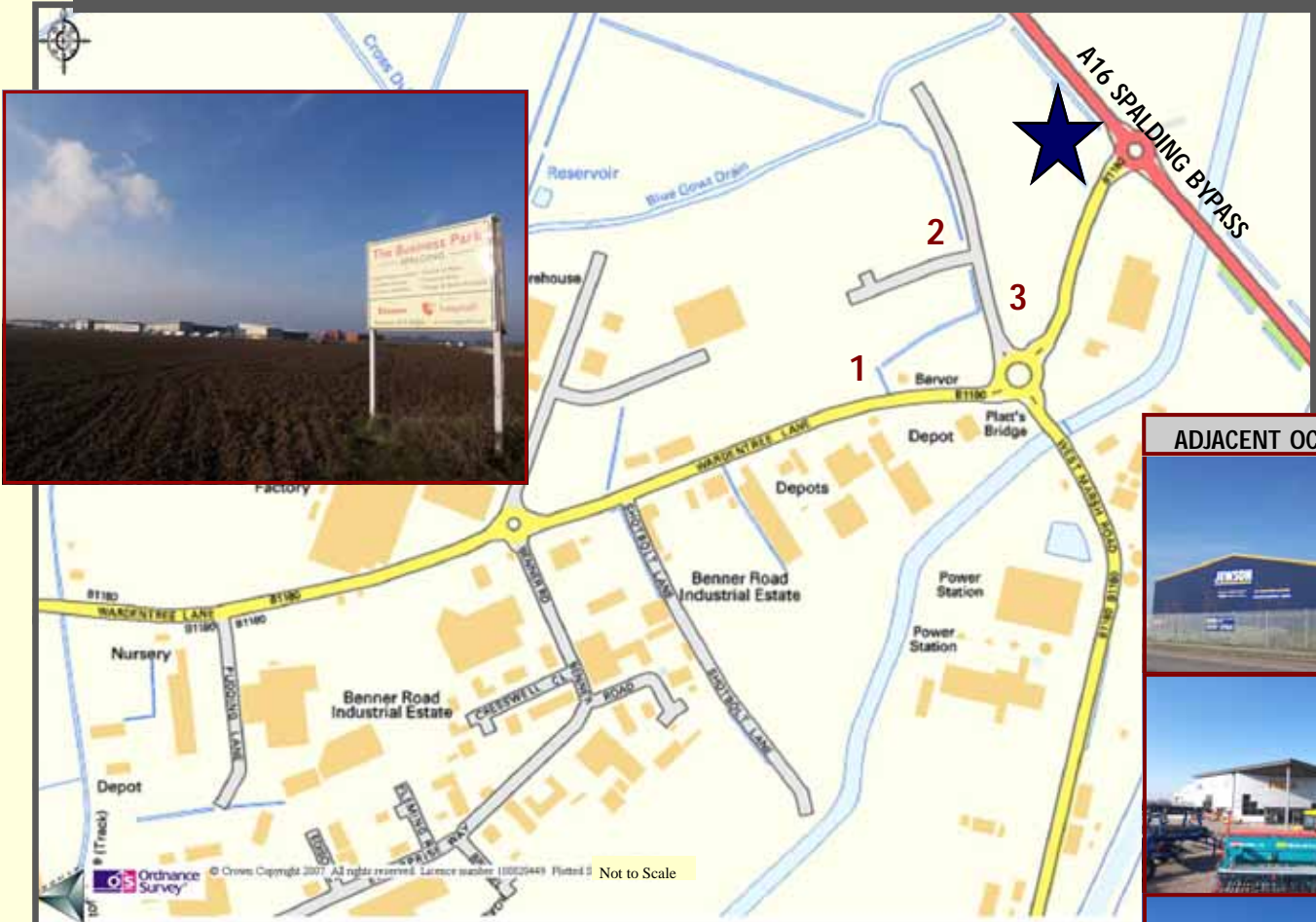
DEVELOPMENT



01775 765536

The Business Park

Wardentree Lane, Spalding, South Lincolnshire



- High Profile Commercial Development Sites
- Excellent Access to the A16 Spalding Bypass
- Located in Principal Commercial Development Area of Spalding
- Providing High Profile Sites Close to Major Recognised Commercial Operators
- Varying Sized Sites Available

Elsoms

DEVELOPERS

Longstaff .COM

SELLING AGENTS

S6460 - 1112

GENERAL INFORMATION

The Business Park lies on the northern edge of the general Warentree Lane / Enterprise Way Commercial Development Area providing sites of varying sizes in high profile positions with excellent access to the A16 Spalding Bypass providing good communications to the north and south. The Business Park is close to most commercial operators in the northern part of Spalding, an area renowned for service to the food industry and with a large number of associated transport operators providing additional facilities.

Together with the sister development area of Warentree Park which has recently been developed lying immediately to the west, the development by Elsoms has created bases for a variety of operators including Guttridge Engineering Services, Lingarden Ltd, Freshlinc, Hills Haulage, Allison Homes (Eastern) Ltd, Hampsons Van Hire and Travis Perkins.

Recent sales/development on The Business Park include an extension to the Freshlinc operation on Plot Nos. 1 and 2, the relocation of the Agricultural Machinery Specialists, G & J Peck Ltd, on Plot No. 5, the relocation of Jewsons on part of Plot No. 6, Rugby Investment's Office Development on Plot 12 and the relocation of Glen Farrow on Plot No. 8.

TENURE AND POSSESSION

Freehold with vacant possession will be available upon completion.

SERVICES

Purchasers will be responsible for arranging for connection of electricity to the mains which are located adjacent to the sites. They will also be required to arrange connection to mains water, foul drainage and surface water connections. All these connections will be at the purchasers' cost. Interested parties are recommended to make early enquiry with Central Networks to establish the availability of supply and the cost implications. Matters of electricity supply will be a direct contract between the purchaser and Central Networks.

No mains gas is being provided within the Development, although some plots fronting onto Warentree Lane may have the opportunity of making direct connection for gas. Any particular interest in this respect should be directed to Transco to ascertain whether connection is possible.

Ducting from BT jointing chambers in the footways has been provided. Purchasers will be responsible for making contact and arranging all installation matters including the cost, direct with BT.

EASEMENTS

There are certain easements affecting some of the plots including underground pipes, wires and Drainage Board easements. There is a 9 metre easement along the northern boundary of Plot No. 9 in favour of the Welland & Deepings Internal Drainage Board, including access from the dropped kerbs towards the northern end of the boundary of Plot No. 9 to Elsoms Way. In addition, there is an electricity wayleave for an underground cable running within the 9 metre Drainage Board easement. Further details of these are available upon request.

ROAD ADOPTION

Most of the infrastructure works to the roads have been completed. Elsoms will be responsible for dealing with the two final adoptions by Lincolnshire County Council together with the adoption of the public sewer by Anglian Water. Street lighting has already been provided.

ACCESS POINTS AND ENTRANCE ROADWAYS

Individual purchasers will be responsible for the cost of providing dropped kerbs and footway alterations / connections to the public highways. These works will be subject to Lincolnshire County Council Highways' approval.

LAYOUT OF SITE

Elsoms will be responsible for marking out the extent of each individual site prior to exchange of contracts.

EXCHANGE OF CONDITIONAL CONTRACTS

This will be required no later than six weeks after the proposed purchaser's solicitors have received the draft contract documentation from Elsoms' solicitors.

DEPOSIT

A 5% deposit is due on exchange of conditional contracts, only refundable in the event of planning refusal or dismissal of an appeal. Once contracts proceed unconditionally, a further 5% deposit will be required with a balance of 90% due at completion.

PLANNING

Each purchaser shall submit an outline or full application to South Holland District Council no later than six weeks after exchange of conditional contracts. A four month period of determination from the date of the initial planning application will be allowed, subject to the provision for an appeal to be submitted (no later than 28 days after receipt of a refusal notice) for which a subsequent six month period will be allowed.

LANDSCAPING

Elsoms wish to ensure that the landscaping provisions within the site are carried out in a consistent manner to produce an indicative landscaping plan which should be adhered to by purchasers. A copy of the plan should be obtained from the vendor's agents and is available upon request. In addition, South Holland District Council will be seeking landscaping provisions. Interested parties should ensure they are familiar with these at an early stage of their enquiry and details can be obtained by contacting the Planning Department of South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE - Telephone: 01775 761161.

PLOT AVAILABILITY

<u>Plot</u>	<u>Area (Acres)</u>	<u>Area (Hectares)</u>	<u>Price</u>
1			SOLD
2			SOLD
3	<i>Site of new Central Networks Electricity Sub-Station</i>		SOLD
4	2.35	0.95	SOLD
5	2.50	1.01	SOLD
6	6.99	2.83	SOLD
7	2.47	1.00	Please Enquire
8	2.47	1.00	SOLD
9	3.11	1.26	£500,000
10	1.93	0.78	£305,000
11	2.10	0.85	£330,000
12	3.11	1.26	SOLD
15	0.94	0.38	Please Enquire

NOTE

Prices as stated are current at January 2012 but may be subject to variation

VAT at the prevailing rate is payable in addition to all sale prices

SUBJECT TO CONTRACT

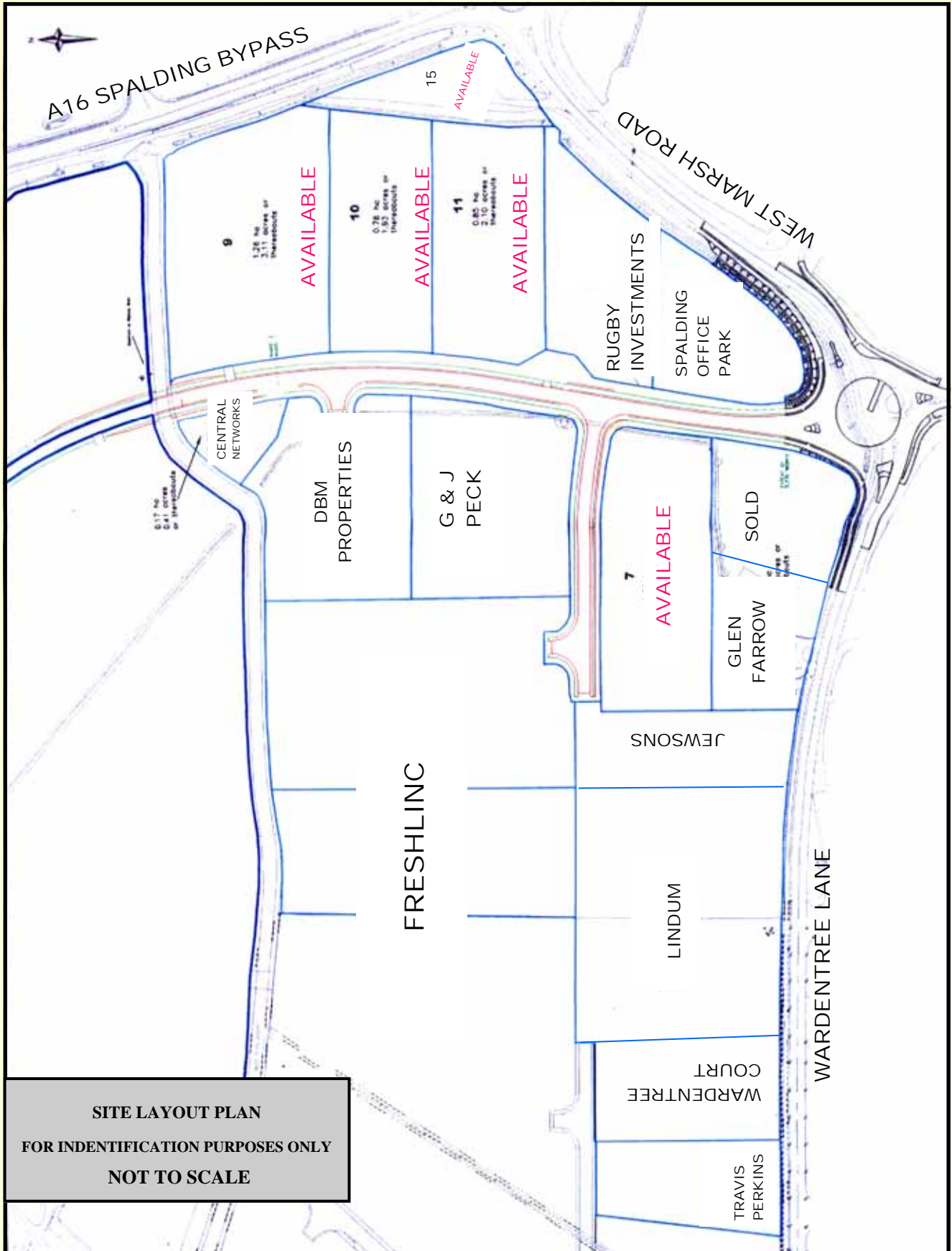
FURTHER INFORMATION

*Contact Lorna Huskisson in Longstaff's Commercial Department
Telephone: 01775 765536 or Email: crml@longstaff.com*

LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

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The Business Park



SITE LAYOUT PLAN
FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE