

**SOMERBY PARK  
THORNDIKE WAY, GAINSBOROUGH  
LINCOLNSHIRE, DN21 1XU**

(Gainsborough town centre 2 miles, Lincoln 15 miles, A1 14 miles, Doncaster 21 miles)



**INDUSTRIAL/COMMERCIAL DEVELOPMENT LAND**

**High quality serviced employment land with road frontage  
Part of Somerby Park, Gainsborough's premier employment park  
Total Area 11.98 Acres (4.85 hectares)**

**FOR SALE BY PRIVATE TREATY**

**AVAILABLE AS A WHOLE OR IN PLOTS TO SUIT**

**Solicitors**

Walker Morris  
Kings Court  
12 King Street  
LEEDS  
LS1 2HL  
**Tel: 0113 283 2500**  
*Fax: 0113 245 9412*

**Ref: Judith Pike**

E-mail: [judith.pike@walkermorris.co.uk](mailto:judith.pike@walkermorris.co.uk)

**Selling Agents**

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS

**Tel: 01652 653669**

*Fax: 01652 653311*

**DX: 24358 BRIGG**

**Ref: Giles Johnston**

E-mail: [giles.johnston@ddmagriculture.co.uk](mailto:giles.johnston@ddmagriculture.co.uk)

# **SOMERBY PARK, GAINSBOROUGH**

## **General Remarks & Stipulations**

### **Location**

Somerby Park is situated to the south east of the market town of Gainsborough, with extensive road frontage onto Thorndike Way (A631) and Somerby Way. Gainsborough is situated 15 miles north west of Lincoln and 21 miles south east of Doncaster and has good road communications being 14 miles east of the A1(M) and 18 miles south of the M180.

### **Description**

This section of the Park totals 11.98 acres (4.85 hectares) but may be available in lots to suit the needs of the purchaser. Somerby Park is a high profile serviced employment Park and is Gainsborough's prime employment area. The Park is already occupied by a number of major employers including AMP Rose, Trent Plastics, ICO Polymers UK Limited and the recently built 80,000ft<sup>2</sup> Paragon Flexibles warehouse.

### **Gainsborough**

Gainsborough has an urban population of 19,000 and a catchment of 80,000 people. The town has benefited from significant investment in residential, retail and employment projects, including Marshalls Yard which forms part of the town centre retail area, which is also home to the West Lindsey District Council. Gainsborough also has excellent future prospects with outline planning permission for 2,500 homes and supporting infrastructure including community and residential facilities. The town has "New Growth Status" as designated by central government, which hinges around a master plan to double the size of the town by 2030.

### **Tenure & Possession**

The property is offered for sale, freehold with the benefit of vacant possession upon completion.

### **Value Added Tax**

VAT will be charged in addition to the purchase price.

### **Wayleaves, Easements and Rights of Way**

Footpath Gainsborough 22/1 runs along the eastern boundary of the site.

The property is sold subject to any wayleave agreements, any rights of way, reservations of minerals, water, drainage, supporting rights, easements and all rights of access, whether mentioned in these particulars or not.

### **Services**

Mains electricity, water, gas, drainage and telecommunications supplies are available for connection to the property.

### **Planning**

Prospective purchasers should contact West Lindsey District Council to discuss their proposed use of the site, however, the site has been allocated for uses B1, B2, B8 and A2 although permission will still need to be sought from West Lindsey District Council. The Council have also verbally advised that the 4 acres immediately adjacent to Thorndike Way (hatched red on the Site Plan) may be suitable for alternative uses, considered complementary to other users on Somerby Park, citing the recent planning permission gained by Marstons Brewery for the recently opened public house immediately adjacent to this site.

### **Viewing**

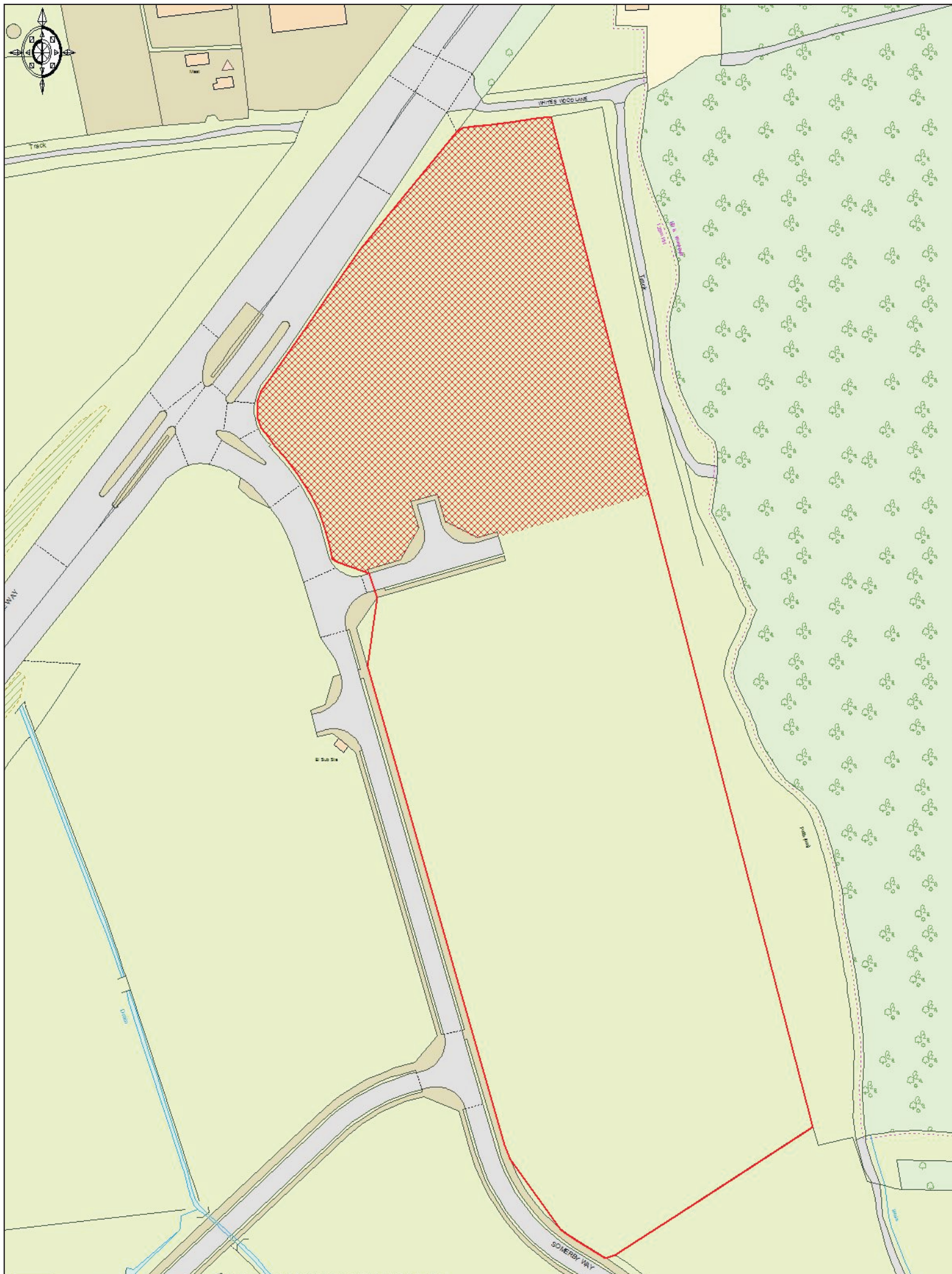
Viewing is permitted subject to being in possession of a set of these sale particulars.

### **Method of Sale**

The property is offered for sale by private treaty. Interested parties are invited to speak to Giles Johnston of the Selling Agents on (01652) 653669 or 07970 126300 to discuss their interest.

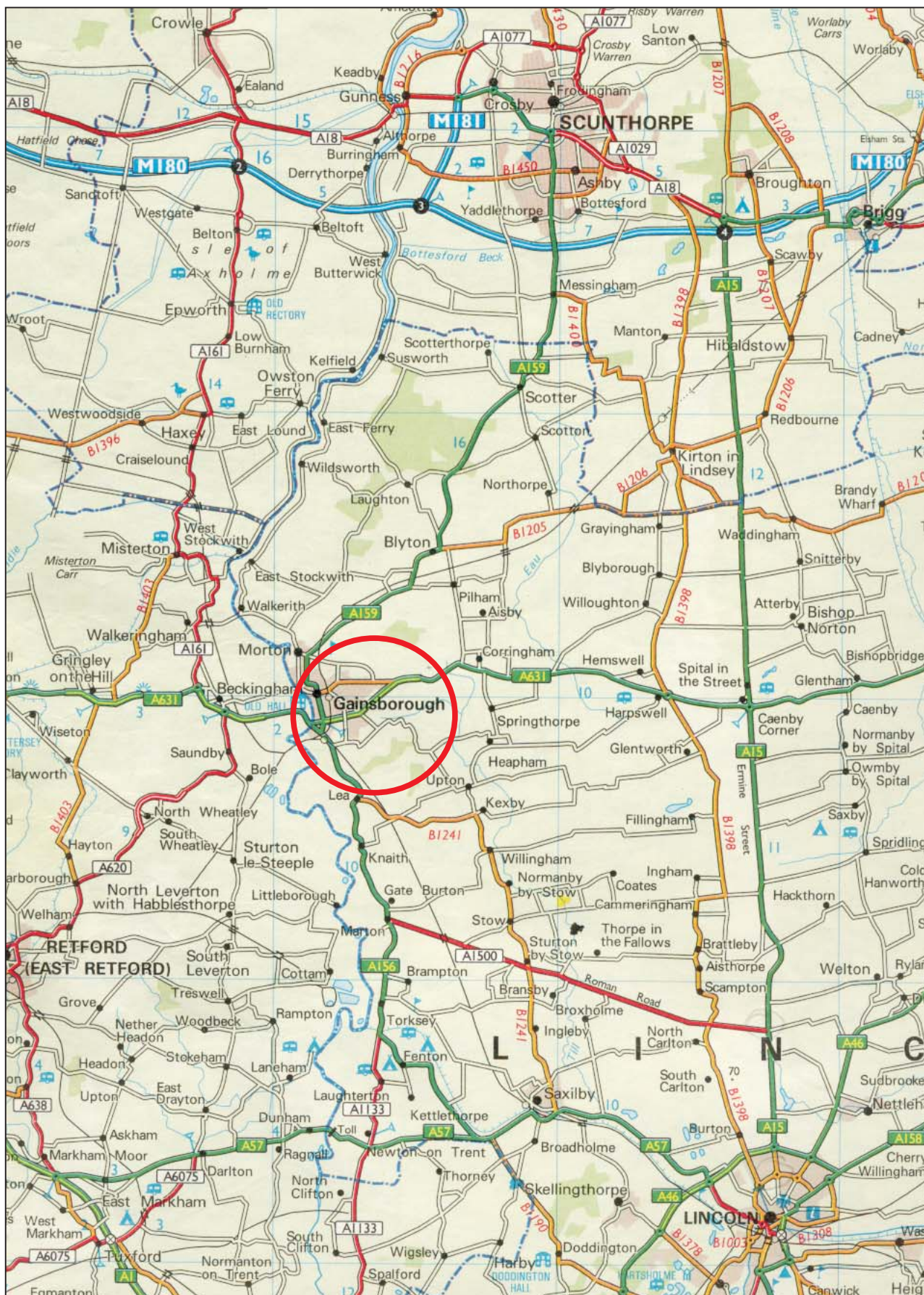


# SITE PLAN





# LOCATION PLAN



## Important Notice

DDM Agriculture for themselves and the Vendor of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
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