

Land Free of Developer Tie or D&B

For Sale



Phase 7 Riverside Enterprise Park, Saxilby, Lincoln
LN1 2LR
#9671/2026G



Phase 7 Riverside Enterprise Park

Saxilby, Lincoln, LN1 2LR



Agreement

For Sale



Detail

Land Free of Developer
Tie Or D&B



Price

£190,000 (for the whole)



Size

0.11 to 0.22 hectares
(0.26 to 0.53 acres)



Location

Lincoln, LN1 2LR



Property ID

#9671/2026G

For Viewing & All Other Enquiries Please Contact:



Jasper Nilsson

MSc

Surveyor

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E: jasper.nilsson@eddisons.com

Property

The property comprises a relatively level 0.53 acre parcel of land that is available either as a whole or two separate plots.

Site Area

Having measured the site in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following area.

Area	Hectares	Acres
Plot 1	0.11	0.26
Plot 2	0.11	0.27
Total	0.22	0.53

Services

We understand that mains services including water and electricity are available for connection.

Further details available on request. The services have not been tested and are not warranted to be in working order.

Interested parties are advised to make their own enquiries of the relevant service providers.

Town & Country Planning

The property has Full Planning Permission under reference number 145464 (West Lindsey District Council), which was approved 9th August 2022 for the material change of use of land, erection of buildings and associated development for employment uses falling within any of use classes B1 Business, B2 General Industrial and B8 Storage and Distribution, with means of access, layout of internal estate roads and drainage attenuation features to be considered. Layout (aside from internal estate roads and drainage attenuation features), appearance, landscaping and scale are reserved for future consideration.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: To be assessed
Rateable value: To be assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **For Sale** Freehold and free of builder tie either as a whole or two separate plots.

Price

£190,000 (for the whole). Prices for the two individual plots are available on request.

Service Charge

A service charge may be levied to cover the cost of any shared services.

VAT

VAT will be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Riverside Enterprise Park is a highly prominent, thriving development that has attracted a range of notable occupiers, such as Screwfix and Agrigem.

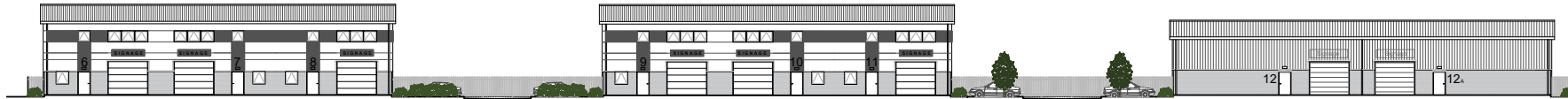
The site occupies a prominent position adjacent to the A57 at Saxilby to the west of Lincoln. The position provides quick access to the A1 (13 miles) and A46 Lincoln bypass (5 miles). The A57 trunk road is used by in excess of 12,000 vehicles per day.



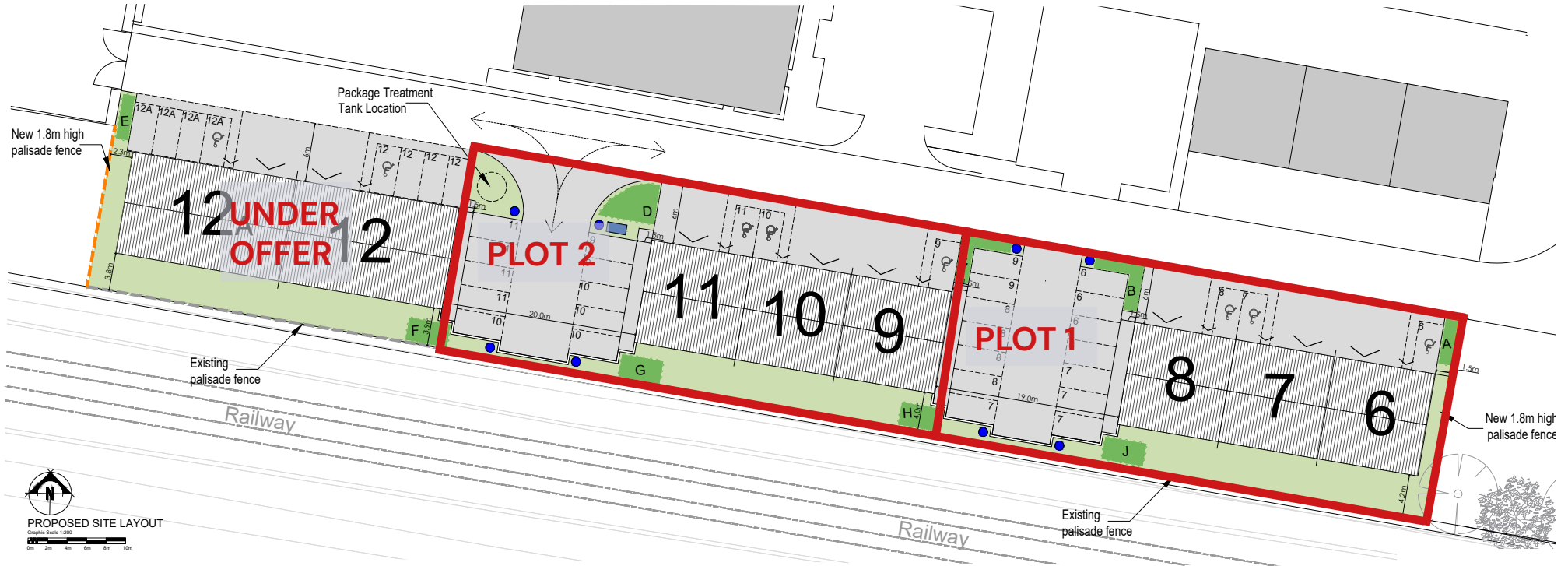


Google Maps

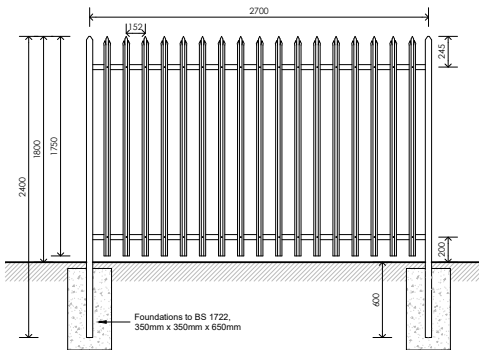




STREET SCENE



PROPOSED SITE LAYOUT
Graphic Scale 1:200



1.8m high Galvanised Palisade Fencing Detail
1:20

Shrubs

Shrubs shall be planted in pits 300x300x400mm, and the backfill shall include 3 ltrs of peat free compost, where 2 or more shrub spaces are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3s.

Planting beds to receive 75mm depth pulverised bark mulch. ensure the top of mulch layer is 15mm below adjacent pavement or other surfaces to prevent spillage.

Areas A-J = 90m2 Density 3m2

Photina - Red Robin Hedge - Double Row Hedging at 200mm ctrs - staggered. 450-600 bare root stock at a linear density of 3-7 plants per metre.

Planting Notes

Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in waterlogged conditions.

Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the control of pesticide regulations 1986 (as amended 1997 or otherwise updated/superseded legislation) and following manufacturers instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.

Planting of all plants and turf shall conform to BS3936:1992 and BS4226:1998.

Trees to be planted centrally within new pit.

Shrubs shall be planted in pits 300x300x400mm, and the backfill shall include 3 ltrs of peat free compost, where 2 or more shrub spaces are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3s.

Planting beds to receive 75mm depth pulverised bark mulch. ensure the top of mulch layer is 15mm below adjacent pavement or other surfaces to prevent spillage.

Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.

All seeded areas to be cultivated and leveled as required removing any stones, rubble, subsoil, general construction waste.

Bare-root shrubs to be planted between mid-November and mid-March dependent upon the planting season.

Seeding of grassland

In preparation for planting and establishment of a low maintenance grass sward in areas marked green on the landscaping plan any weed growth that may have established during initial construction period will be treated with a glyphosate based translocated herbicide to kill this growth and reduce potential competition.

The grass sward across the majority of the site area will comprise Boston Blade Low Maintenance mixture which contains slower growing grasses for less mowing requirement. This seed mix is tolerant of dry conditions and can be mown to maintain a fairly low even sward with good visual amenity value. It is suitable for areas of sun and shade and can be mixed with wildflower seed.

Blockade II is not highly competitive, wildflower species tolerant of mowing can co-exist. It contains:

- 25% Chewings Fescue
- 52% Strong Creeping Red Fescue
- 10% Smooth-stalked Meadow Grass
- 10% Hard Fescue and
- 3% Crested Dogtail.

The mix should be sown at a rate of 30grams per sqm into soil that has been cultivated to remove any competition and stones to produce a fine even till.

Afforestation Management

The landscaped grassland areas within the development will be managed by seasonal mowing. These grassland areas will be cut two at least two times each year and the cuttings will either be left to be or removed for composting as appropriate. If any noxious weeds or invasive species establishes within the grassland areas or within the shrubs planted areas these specific locations will be spot treated with a translocated herbicide applied by spray to eliminate these.

The existing field hedgerows being retained within the landscaped areas will be trimmed in autumn each year to approximately 2m height to encourage these to thicken and increase density of cover.

Any tree or hedgerow plant established within the landscaped areas which fails to establish or becomes diseased or damaged within a period of seven years after planting will be replaced. All replacement stock will be plants of similar size and species to the original specification and will be planted in the next planting season.

At a suitable time during the first spring period after planting the new trees and shrubs, an application of herbicide will be carefully applied by a landscape contractor around the base during the first growing season to eliminate any surviving weed competition and assist the shrubs to establish and maintain healthy growth and vigour. Application of herbicide will be carried out on an annual basis in spring throughout the five year aftercare period to restrict weed growth and assist the establishment of the planted stock.

Tree ties and stakes used to support trees will be checked each year and adjusted as necessary. It on the completion of the five year aftercare period, the stakes are considered to be unnecessary and the trees can support themselves, these stakes and ties will be removed and the stake holes filled with coarse granular material to assist with water and air infiltration to the root bole of the tree.

The hedgerow will have rabbit guards and canes fixed and these will be checked annually and replaced / straightened where necessary. It is anticipated that the hedgerow will not need any cutting for the first four years after planting whilst it starts to establish. However from year 5 until year 7 of the aftercare period the hedgerow will be trimmed and spread to help this to thicken and create dense growth. Any gaps will be identified and filled with new planting during the aftercare period.

LEGEND

- Private Area of Tarmack
- Area of Seeded Turf
- Area of Shrubs
- Bollard Lighting
- Landlord Supply Location - To include 50m, 110mm ducts. Mains water supply. Lights Mains electric supply

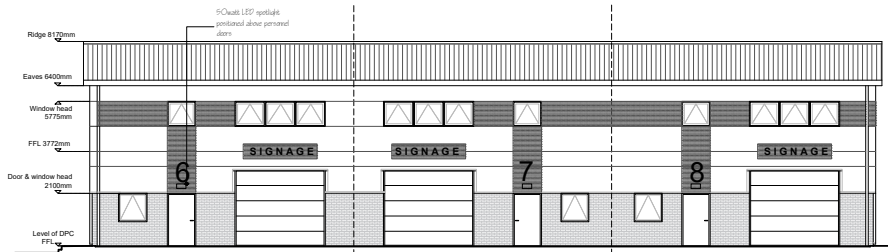
Unit No.	Size (GIA)
1	1757sq.ft.
2	1757sq.ft.
3	2152sq.ft.
4	2152sq.ft.
5	2152sq.ft.
6	2152sq.ft.
7	2152sq.ft.
8	2152sq.ft.
TOTAL	16,426sq.ft.
38 No. Car Spaces	

UNITS 6-8

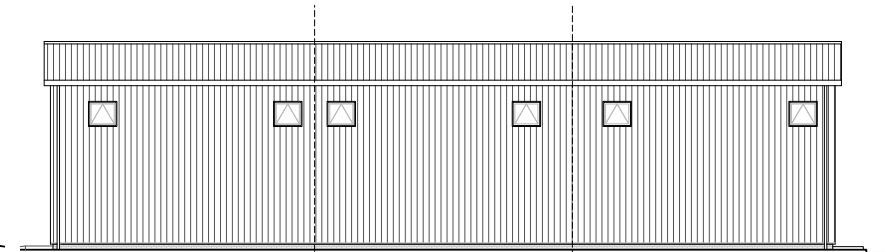


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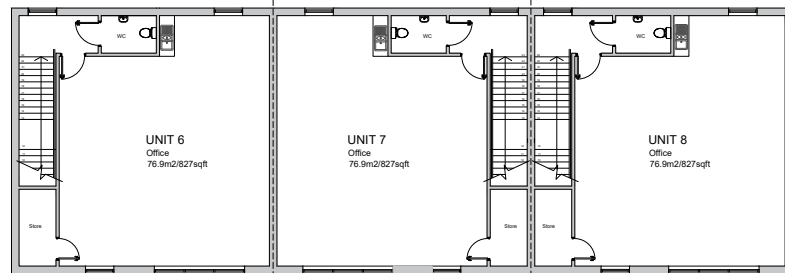
REV.	DATE	DESCRIPTION
A	12.5.22	Amendments in accordance with client email date 12.5.22



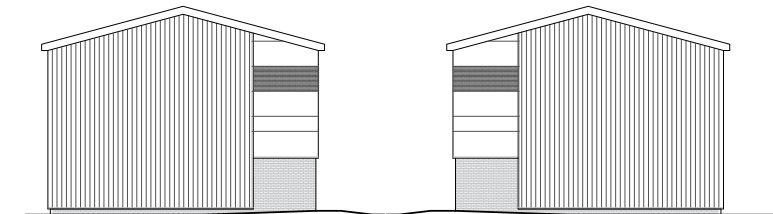
NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)

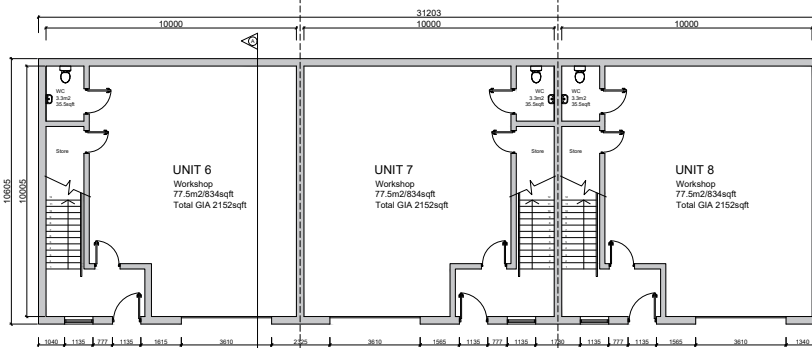


PROPOSED FIRST FLOOR PLAN

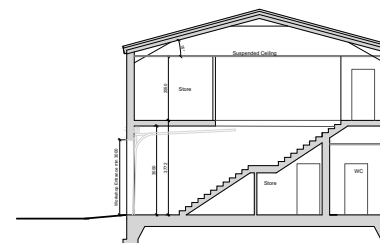


EAST ELEVATION

WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



TYPICAL SECTION A-A

SCHEDULE OF MATERIALS:

FACING BRICKWORK

- One course above damp proof course - Smooth blue engineering brickwork.
- Generally - Buff facing brickwork, up to 2100mm.

CLADDING

- Front elevation and sides (part of) - Composite system horizontally laid, colour: mushroom (RAL080 70 10) with detail banding colour: olive (RAL 100 30 20).
- Rear elevations and sides (part of) - Composite system vertically laid, colour: mushroom (RAL 080 70 10).
- Trims, flashings, etc. - Plastic coated metal, colour: mushroom (RAL 080 70 10).

ROOF

- Composite system roof panels, colour: goosewing grey (RAL 7038).
- Gutters and downpipes - Plastic coated metal, colour: svelte grey (RAL 080 50 20).

DOORS

- Polyester powder coated steel, colour: olive (RAL 100 30 20). Main entrance door to each unit to have 1000mm min. clear opening.

WINDOWS

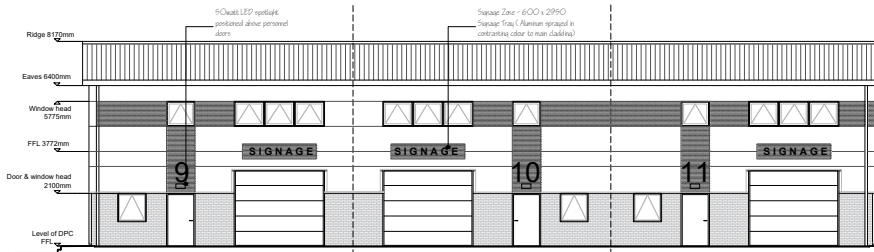
- Upvc double glazed windows, colour: olive (RAL 6003). Office windows to have opening casements to achieve min. 1/20th floor area ventilation.

UNITS 9-11

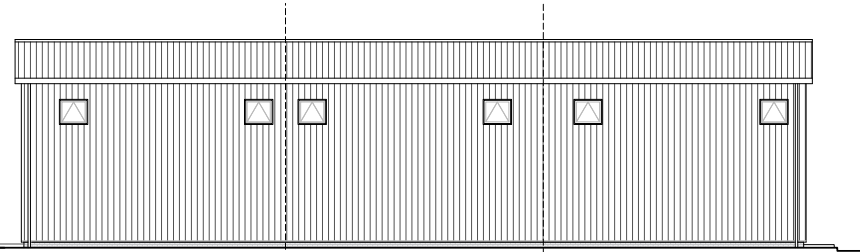


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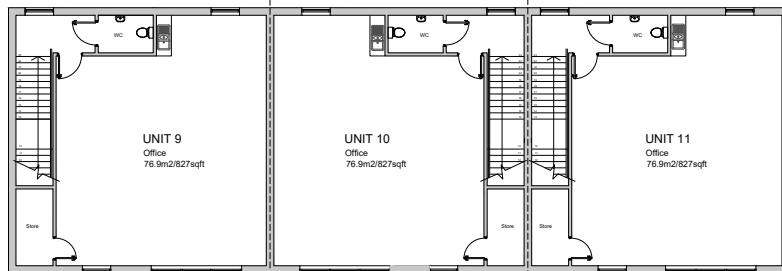
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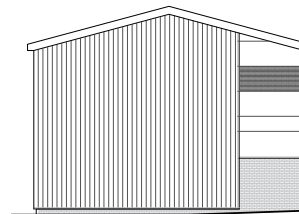
NORTH ELEVATION (FRONT)



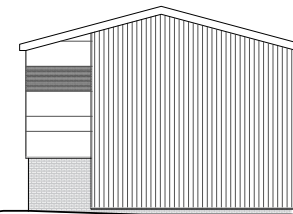
SOUTH ELEVATION (REAR)



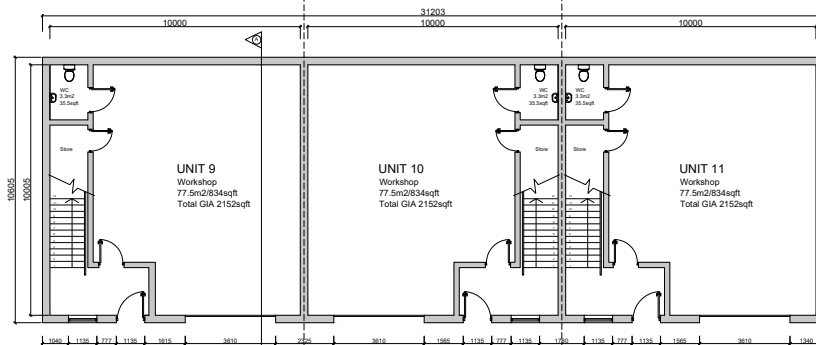
PROPOSED FIRST FLOOR PLAN



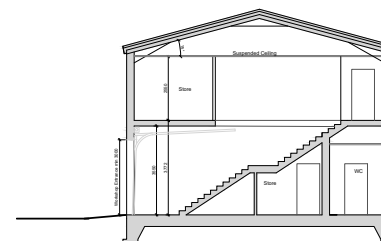
EAST ELEVATION



WEST ELEVATION



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