

# South Lincolnshire Food Enterprise Zone

Cibus Way, Holbeach, Lincolnshire, PE12 7FH

For Sale - Agri Food Tech Sector Development Plots

Boundaries for indicative purposes only.

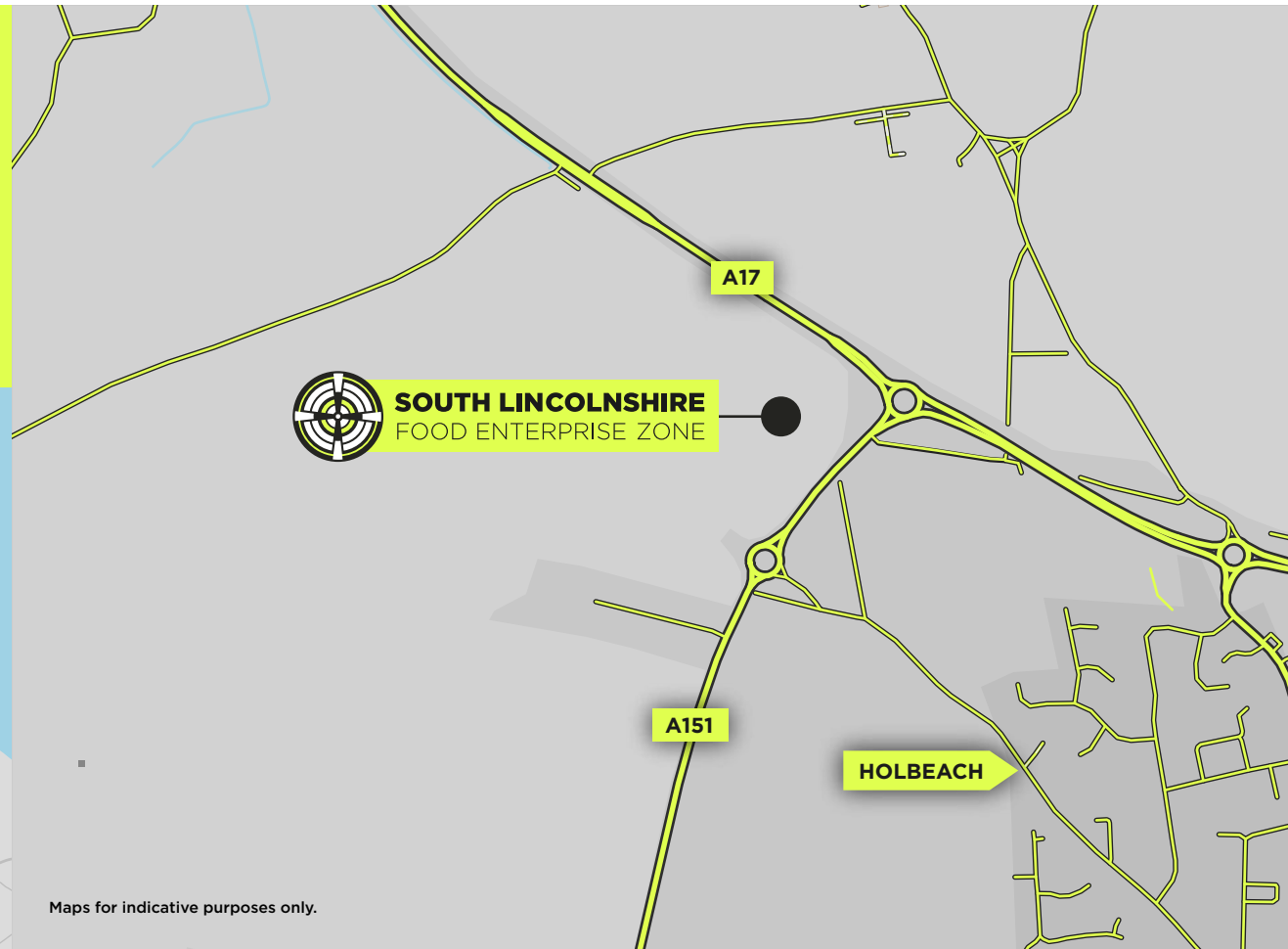


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## KEY HIGHLIGHTS

- Prime Agri Food Tech Sector development plots centrally located in the global food processing cluster
- Ranging from 0.37 acres to 1.63 acres
- Good road connections to both the A17 and A151 Trunk Roads
- Suitable for a range of uses specific to the agri-food and food manufacturing sector (STPP)



Maps for indicative purposes only.

## LOCATION

The South Lincolnshire Food Enterprise Zone is centrally located at the heart of a global food processing cluster, on the northwestern fringe of Holbeach, positioned at the intersection of the A17 and A151 Trunk Roads, approximately 8 miles east of Spalding and 24 miles north east of Peterborough, which provides direct train routes to London in 46 minutes. Spalding is also served by the East Midlands Railway Station providing services to Lincoln (53 mins) and Doncaster (1h 40 mins) to the north, and Peterborough (20 mins) to the south.

East Midlands Airport is located 69 miles to the west, serving c 90 destinations and over 4.2m passengers per annum, and is the second busiest UK airport per freight traffic after London Heathrow.

## DESCRIPTION

The wider site comprises 12 serviced development plots, only 6 remain available, focused on the commercial food sector including, food processing, food manufacturing and distribution. Plot 1 has been acquired by University of Lincoln, who are acting as a key driver on the progression of the site. The site also includes The Hub, which provides a multi-use space for all business tenants including support services, networking, meeting and events space and catering. Within The Hub are specially designed workshops and office spaces to suit food manufacturing and agri-tech establishments.



## ACCOMMODATION

The available plots consist of:

PLOT	ACRES	HECTARE
Plot 2	1.63 acres	0.6605 ha
Plot 6	0.37 acres	0.1485 ha
Plot 7	0.37 acres	0.1485 ha
Plot 8	0.43 acres	0.172 ha
Plot 10	0.53 acres	0.213 ha
Plot 11	0.47 acres	0.19 ha

## PLANNING

The Local Development Order was adopted on 20th November 2018 and grants outline planning permission, with all matters reserved, for employment and education-led schemes on the whole of the FEZ site for the following range of uses:

- **20,000 square metres** - Offices/Research and Development - Class E (c)
- **20,000 square metres** - General Industrial Use - Class B2
- **9,500 square metres** - Non-Residential Institutional Use (education and training) - Class F.1
- **1,500 square metres** - Conference Facilities - Class F.1
- **1,500 square metres** - Financial and Professional Services Use - Class E (c)(i) and Class E (c) (ii)
- **3,000 square metres** - Hotel or Motel Use, and - Class C1
- Ancillary Storage and Restaurant/Cafe Uses (Class E(b))





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## TENURE

The plots are available on a long leasehold basis.

## PRICE

PLOT	
Plot 2	£325,000 exc.
Plot 6	£75,000 exc.
Plot 7	£75,000 exc.
Plot 8	£85,000 exc.
Plot 10	£105,000 exc.
Plot 11	£95,000 exc.

## VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing anti-money laundering checks.

## LEGAL COSTS

Each party will be responsible for their own legal costs. Viewing and Further Information Strictly by appointment only with the Joint Agent, Savills and Pygott & Crone.

## CONTACT

For further information please contact:



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