

DEVELOPMENT LAND

FOR SALE



**Land at Fairacres Farm, Moor Lane, Thorpe on the Hill
LN6 9BW**

#1228731/2025E

Eddisons

LAND AT FAIRACRES FARM

MOOR LANE, THORPE ON THE HILL, LN6 9BW



Agreement

For Sale



Detail

Development land suitable
for a variety of different uses -
Subject to Planning



Price

Guide Price £1 million
(One Million Pounds)



Size

2.147 hectares (5.305 acres)



Location

Thorpe on the Hill,
LN6 9BW



Property ID

#1228731/2025E

For Viewing & All Other Enquiries Please Contact:



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Property

The site comprises a substantial parcel of land, with a range of buildings, which was previously used for poultry farming purposes. There are a variety of other storage buildings on site.

The site has potential for a range of different uses, Subject to Planning, being located just off the A46 Lincoln Bypass and adjacent to Whisby Nature Park and the Natural World Centre.

The roughly rectangular shaped site is accessed off Moor Lane, which is shared with two adjacent occupiers and extends to 2.147 hectares (5.305 acres).

Accommodation

The various buildings on site comprise 13 agricultural buildings and 5 ancillary grain store silos, which extend to circa 9,446 sq m (101,675 sq ft) on a Gross Internal basis.

Energy Performance Certificate

There is no rating for the buildings due to their former agricultural use.

Services

We understand that mains water, electricity and drainage supplies are connected to the property. We do not have any information on the location and capacity of these services. Therefore, interested parties will need to make their own enquiries in this regard.

Town & Country Planning

As referred to earlier, the former use of the site was for poultry production. However, that use ceased many years ago. More recently, the current owners have secured Planning Permission via a Prior Approval Notice for the following under Planning reference number 22/0449/PAR, dated 27th May 2022.

Prior Notification of Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Class D2).

Please see the link below to the North Kesteven Planning Portal:

<https://planningonline.nkesteven.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>

The site is not Listed nor located in a Conservation Area. However, it sits adjacent to Whisby Nature Park.

Rates

The properties are not currently assessed for Business Rates.

Method of Sale

The site is being offered for sale by way of private treaty. Offers are invited, ideally on an unconditional basis. However, offers made subject to the receipt of Planning Permission will be considered. Parties submitting offers should, therefore, make it clear what conditions are attached.

Price

£1 million (One Million Pounds)

VAT

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

Legal Costs

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

In the case of a conditional sale, the Purchasers will be required to make a contribution of £10,000 towards the Vendors' abortive legal costs in the event that a sale is agreed and conditional contracts exchanged, but then the Purchasers withdraw through no fault on the part of the Vendors.

Viewing

Strictly by appointment only through the Agents.

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.

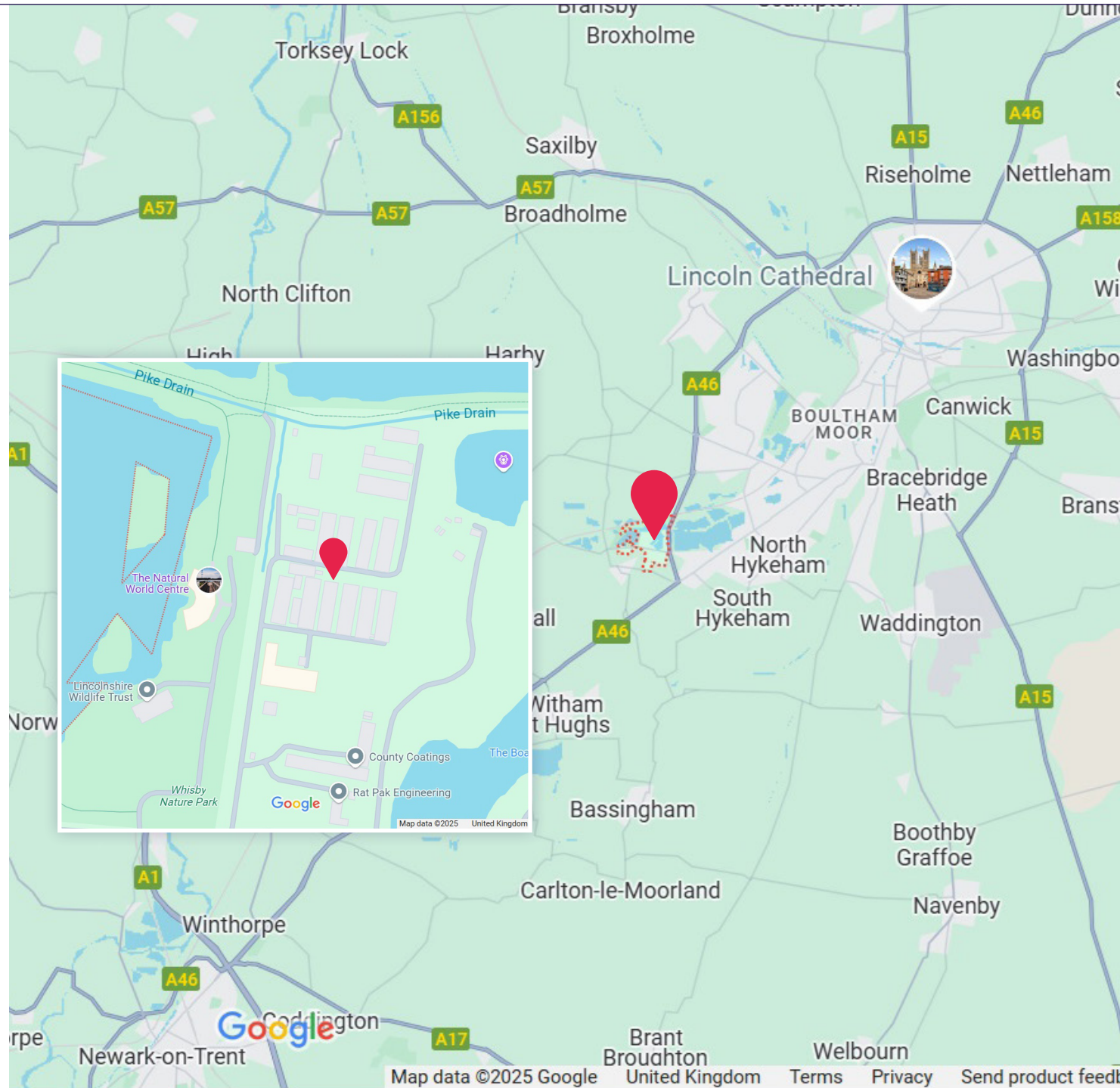
Location

The site enjoys an easily accessible location just off the A46 Lincoln Bypass, about 3 miles to the south west of Lincoln City Centre.

The main roundabout junction with the A46 dual carriageway to Newark and the A1 is about a mile to the west and Newark about 15 miles further to the south west.

Lying to the north of Moor Lane, the property is immediately adjacent to the Natural World Centre and Whisby Nature Park. Other nearby occupiers include Brayford Leisure, Lincoln Golf Centre, Best Western Bentley Hotel and Spa, Travelodge Lincoln and McDonalds, to name but a few.

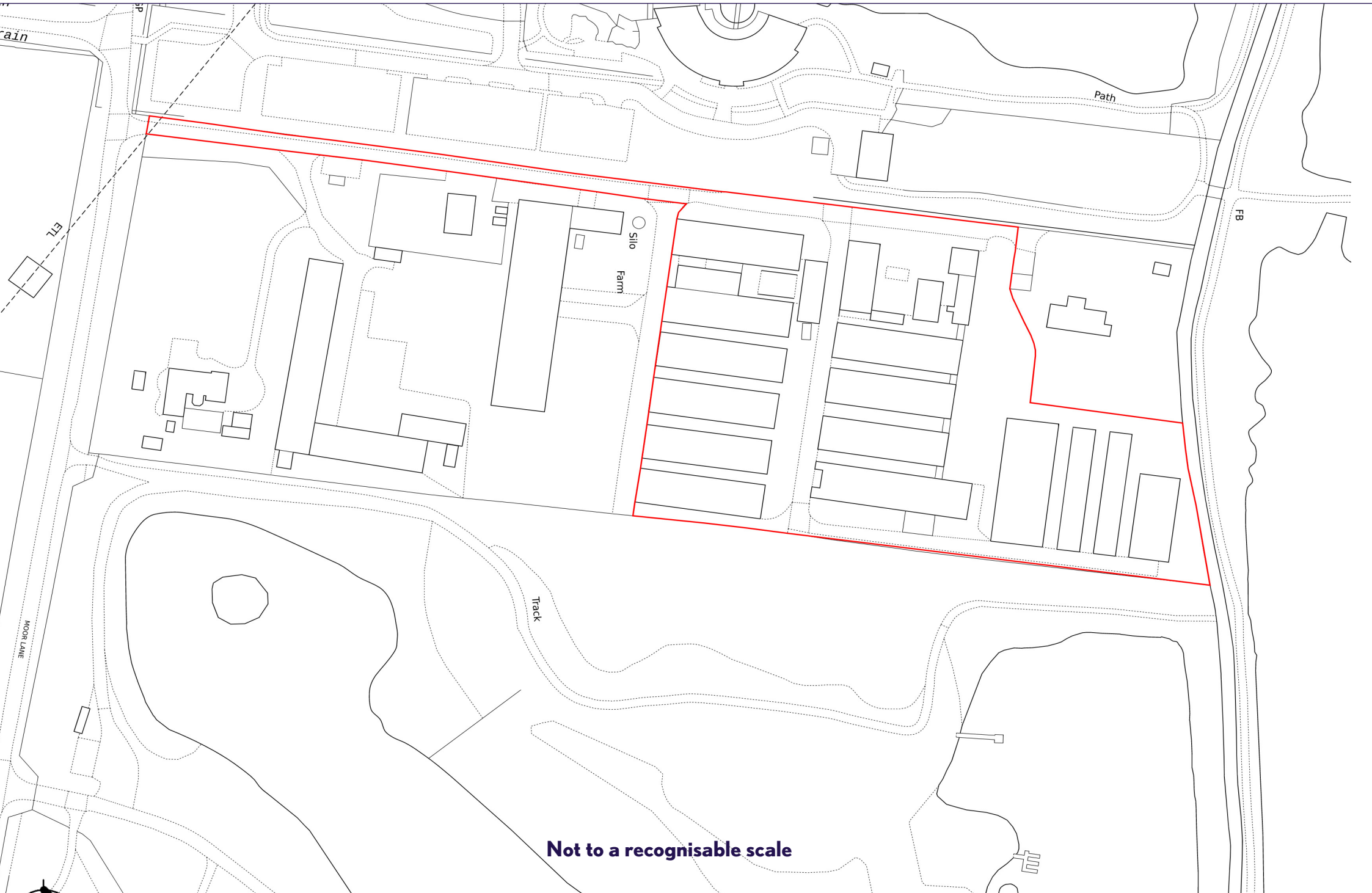
Whisby Nature Park is a major local nature reserve of some 200 acres, famous for its ponds and lakes, offering walks that include lake views, woodland and meadows extending to around 6.5 miles and managed by Lincolnshire Wildlife Trust. The Natural World Centre is set in the heart of the Nature Park and houses the Broadwalk Café, serving locally sourced food. In addition, the Centre also incorporates an eco-friendly shop that is stocked with Fairtrade, recycled and natural products. The Whisby Environmental Education Centre enjoys stunning views over Thorpe Lake and is an ideal venue for school visits, training courses and small conferences.





Google





Not to a recognisable scale