



Lincoln City Centre

University of Lincoln Main Campus

St Marks Plans for 1300 Student Bedrooms

The Gateway 519 Bed Student Scheme



Main University Accommodation Campus

Lincoln Science and Innovation Park

Tritton Retail Park

PFS



New Valentine Court 477 bed Student Housing Scheme Opening Sept 19



Lincoln

Tritton Road, LN6 7QL

- High profile location fronting Tritton Road
- 2.73 Acres (1.1028 Hectares)
- Adjacent to a 73,000 sq ft Morrisons Foodstore
- Suitable for Retail, Leisure, Student Residential and other uses

For Sale

Prime Development Opportunity Subject to planning

For and on behalf of:



Prime Development Opportunity Subject to planning

Tritton Road, Lincoln, LN67QL

Opportunity

An opportunity to acquire a prime cleared site fronting Tritton Road in Lincoln, adjacent to a successful WM Morrisons foodstore and close to a number of University properties, retail parks and other commercial uses.

Location

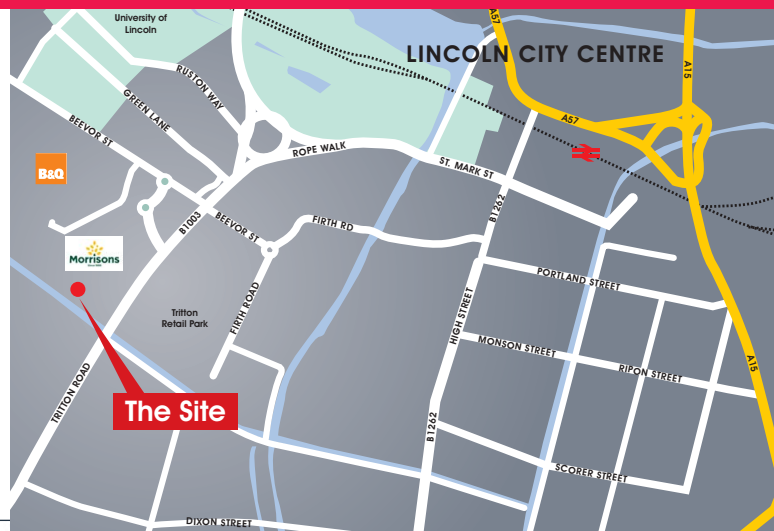
The site occupies a prominent location on Tritton Road one of the main arterial routes into and out of Lincoln City Centre, which lies approximately 1/3 a mile to the north east. Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.

The Site

The surrounding area is the prime out of town retail location in Lincoln with Valentine Retail Park, Tritton Retail Park and St Marks all located within close proximity. The main City Centre University Campus is also situated about 1/4 a mile to the north east and the area has consequently seen significant new student housing development in recent years with close to 5,000 existing purpose built student bedrooms located within 1/3rd of a mile, with more new development either under construction including Valentine Court a new 477 bedroom student scheme located on the site adjacent to due to open in September 2019 and over 1,300 student bedroom planned for the Southern end of the St Marks Retail Park.

Description

The site comprises land extending to 2.73 Acres (1.1028 Hectares).



Planning

The site benefits from an outline planning for Retail (Class A1), Leisure (Class D2) and Trade Counter Uses (within Class B1, B2 & B3) (Outline ref 2015/0023/O).

Tenure

The Freehold of the land is for sale.

Environmental

Available Upon Request:

- P1 Geotech Report dated September 2014
- Services / Utilities Report dated September 2012
- Measured survey and topographical survey dated September 2012

Purchase Price

Offers invited.

VAT

All figures quoted are exclusive of VAT and VAT will be applicable.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulation, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Further Information

Access to a dataroom can be provided upon request.



James Butcher

E: james.butcher@bankslong.com



Adam Mobley

E: amobley@wsbproperty.co.uk