



LAND FOR SALE/TO LET

LAND AT BARHOLM ROAD, TALLINGTON, STAMFORD, PE9 4RL



Savills Peterborough
savills.co.uk savills
01733 344414

Land at Barholm Road, Tallington, Stamford, PE9 4RL

Mather Jamie, along with joint sole agents, Savills, are instructed by Tarmac (the Vendor) to market 21.56 acres (8.73 hectares) of land (The Site).

FOR SALE BY WAY OF PRIVATE TREATY OR TO LET ON LEASE TERMS TO BE AGREED

OIEO: £1,750,000

Or

£175,000 PA



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www.savills.co.uk

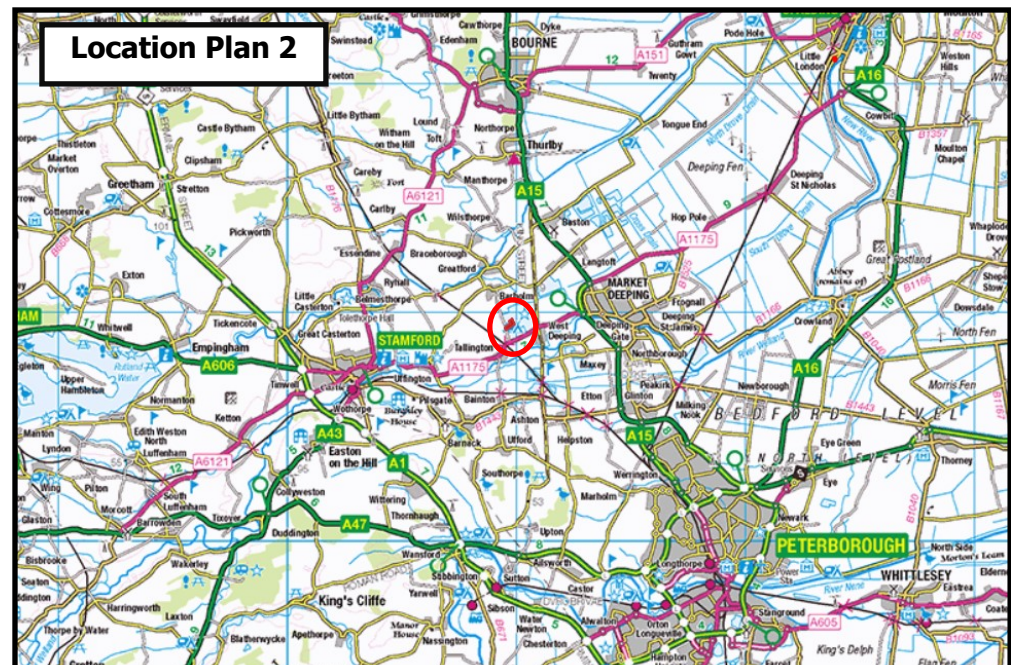
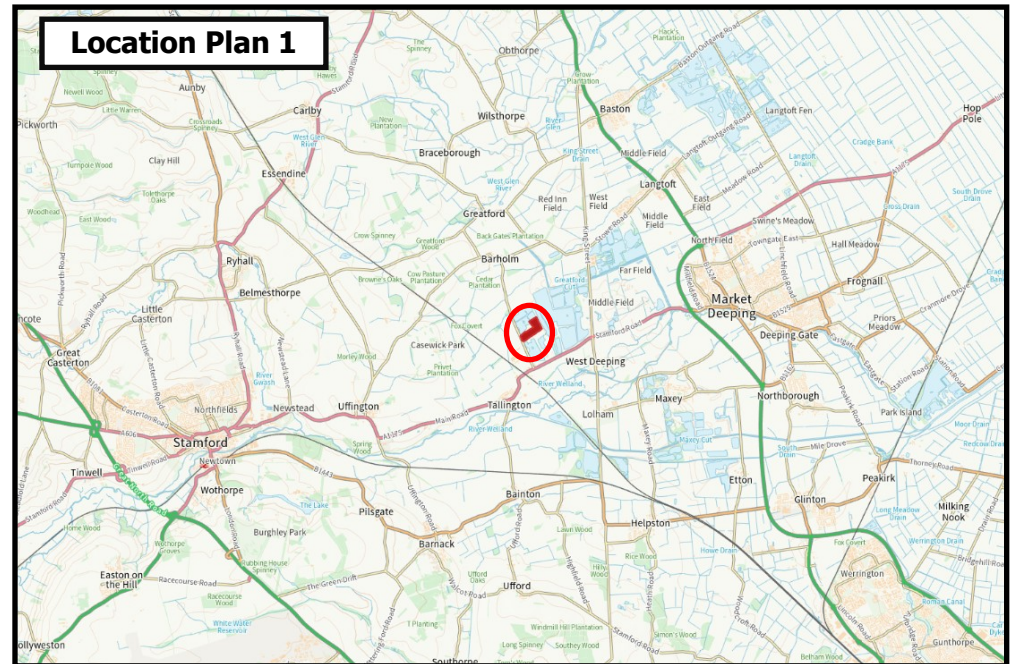
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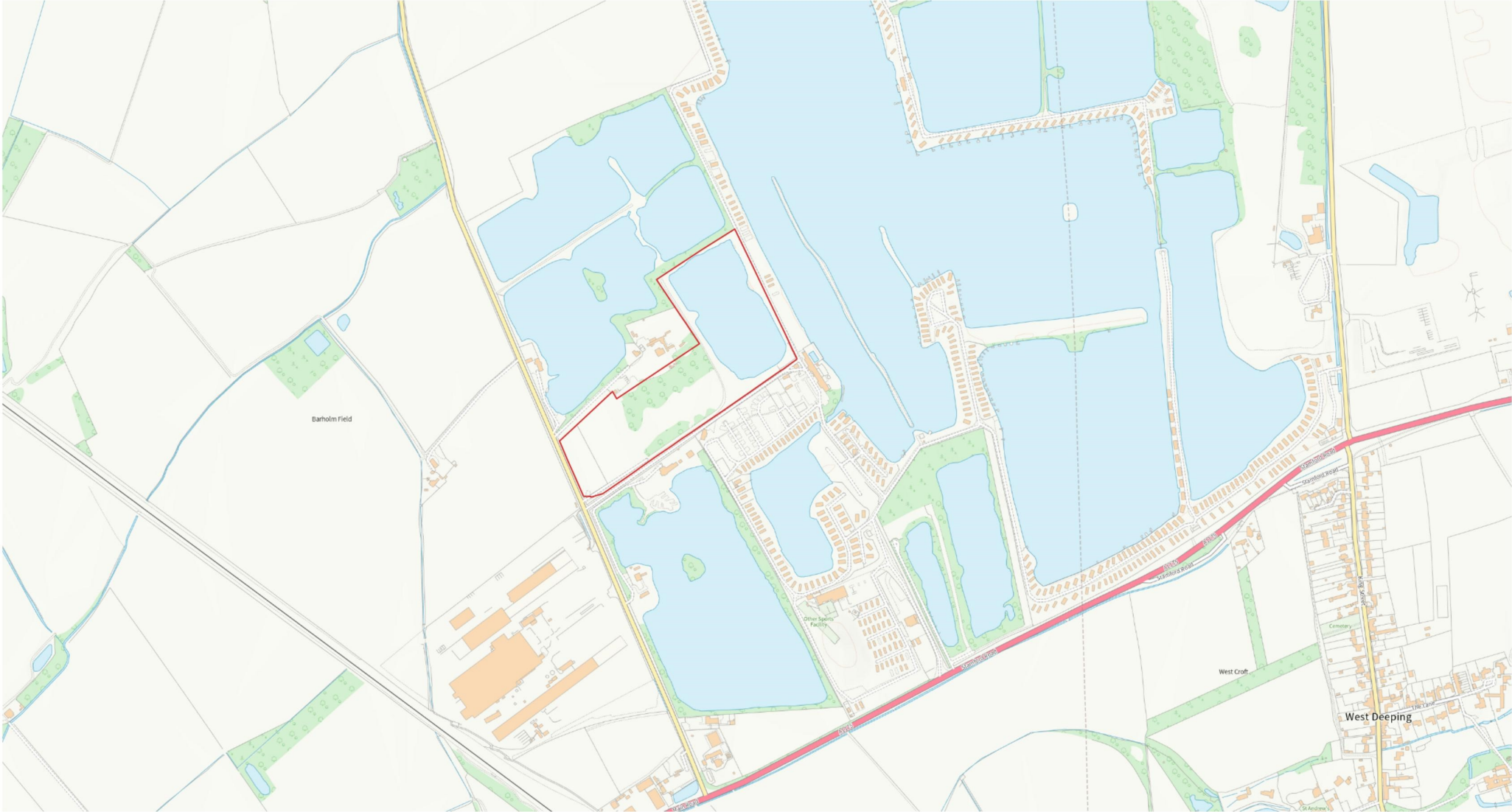
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DESCRIPTION

The Site extends to 21.56 acres (8.73 hectares) as shown edged red on the Site Plan. The Site currently comprises a car park, open air storage yard, woodland and a lake. The Site is secured by a gated access, perimeter fencing and hedgerows.

LOCATION

The Site is located on Barholm Road which provides direct access to the A1175 (Stamford Road) which leads to the A15. The A1 is situated approximately 7 miles away. The Site is approximately 4 miles east of Stamford, 3 miles west of Market Deeping, 7.5 miles south of Bourne and 11 miles to the north of Peterborough. Surrounding the Site is Tallington Lakes Leisure Park, a pre cast concrete plant, commercial units and agricultural land.

OPPORTUNITY

The Property offers opportunities for open storage, car parking, leisure uses and commercial development. All uses are subject to obtaining the necessary planning consents.

PLANNING POLICY

The Site is within South Kesteven jurisdiction and is therefore subject to the policies set out within South Kesteven District Council Local Plan 2011-2036, which was formally adopted on 30th January 2020. The Local Plan will encourage sustainable growth and investment in South Kesteven up to 2036 to provide greater certainty to both shape and guide development proposals.

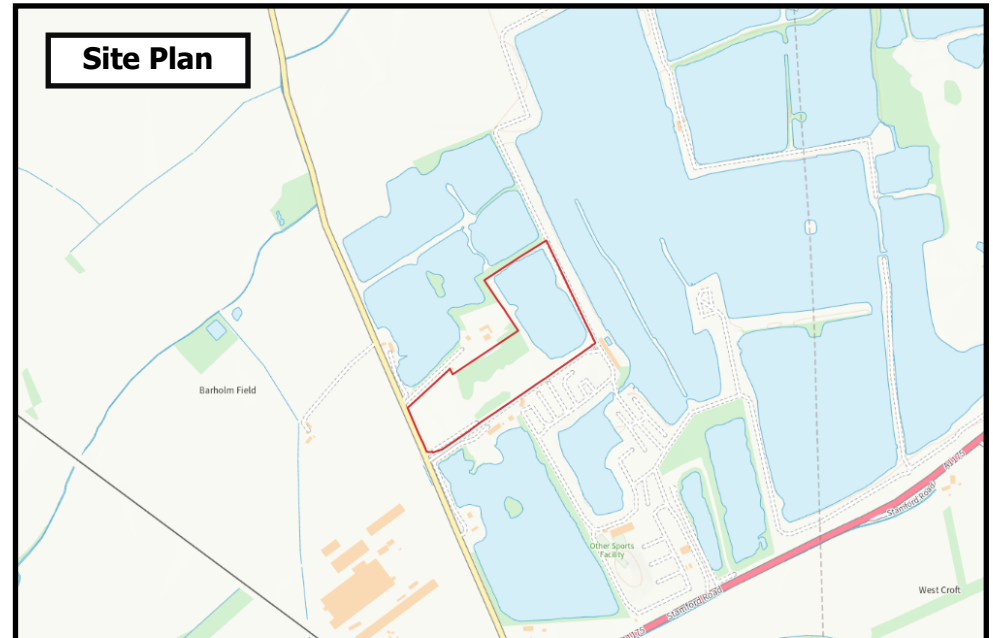
The Site is located within a Mineral Consultation Area and Site of Wildlife Interest in the Local Development Framework Proposals Map submitted in July 2010.

The replacement South Kesteven District Council Local Plan was submitted for examination on May 8th 2019. Adoption of the Local Plan and Policies Maps were adopted by Full Council on 30th January 2020.

The adopted Policies Map designates the Site as a Candidate Local Wildlife Sites (CLWS) under Policy EN2 and a Site of Nature Conservation Interest (SNCI) under Policy EN2. The Site has been undesignated as a Mineral Consultation Area.

PLANNING HISTORY

- Date - 02/03/1967 Application Number SK4599 "Storage of Materials"
- Date - 17/7/1974 Application Number SK/502/74/818 "Change of use from gravel pit to factory Car Park"



Accommodation

21.56 acres (8.73 hectares)

Local Planning Authority

South Kesteven District Council.

Flood Risk

The Site is located within Flood Zone 1, which is land having less than 0.1% annual probability of river or sea flooding.

Tenure

The property is available freehold subject to a lease on part of the Site which expires on the 30th January 2024 at a rent of £27,000pa. There is a mutual break option whereby the landlord or tenant are required to provide 2 months notice to determine the lease. The lease is held outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954. The Site is also available on a new lease on terms to be agreed.

Business Rates

Local Authority: South Kesteven

Period: 2021/2022

Rateable Value: To be reassessed

Overage

In the event of a sale, It is proposed the Vendor will retain an overage of 50% on the value of the property in excess of the paid value for 80 years on the grant of an enhanced planning permission for the Site. This is negotiable subject to use and value of an offer.

Planning

We understand the premises have authorised planning consent under Class B8 of the Town and Country Planning (Use Classes) Order 1987.

A Pre-Application response from South Kesteven District Council and the Sites planning history is available on request.

Legal Costs

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

Land Registry Title

The Property is registered at Land Registry as being part of title LL78137.

VAT

VAT is not applicable to the rent/sales price.

Anti-Money Laundering Policy

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

Wayleaves, Easements, Covenants and Rights of Way

The Property will be sold subject to, and with the benefit of all existing wayleaves easements, covenants and rights of way associated with the Property whether detailed in this brochure or not.

Boundaries

The Agents will do their best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description and areas of the property.

Viewing

Viewing of the Property is strictly by appointment only and interested parties are asked to contact Mather Jamie or Savills in order to arrange access. The Vendor nor the joint agents accept any responsibility for Health and Safety of individuals when on the land.

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All Enquiries

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MATHER JAMIE

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SAVILLS



IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Landowner of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Landowner.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
- The Landowner does not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.
- This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued February 2023.