

FOR SALE

DEVELOPMENT OPPORTUNITY

Lea Road School, Lea Road, Gainsborough DN21 1AF

16,400 sq ft (1,525 sq m)



- Excellent Redevelopment Options
- 0.29 hectare (0.72 acre)
- Close to Trent Bridge / Overlooks the River Trent

Bruton Knowles
15 Castle Gate, Nottingham NG1 7AQ
0115 988 1160

Development Opportunity

LOCATION

The property is on Lea Road, 1 mile south of Gainsborough town centre, overlooking the River Trent to the rear.

DESCRIPTION

A former school in an area zoned for redevelopment, with a preference towards leisure and residential.

ACCOMMODATION

The property has a number of former classrooms. It was last used as an enterprise centre but has become severely dilapidated in recent years and is offered for sale with vacant possession.

The overall Gross Internal Area is 1,525 sq m (16,400 sq ft). and the site area is approximately 0.29 hectares (0.72 acre).

TERMS

The property is for sale freehold and expressions of interest are invited to Bruton Knowles.

PLANNING

The property lies within the Gainsborough Riverside Conservation Area. Listed Building Consent may be required for any development or demolition works.

Interested parties are encouraged to contact West Lindsey District Council on 01427 676676 to discuss potential uses for the property.

RATES

The property is not currently listed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

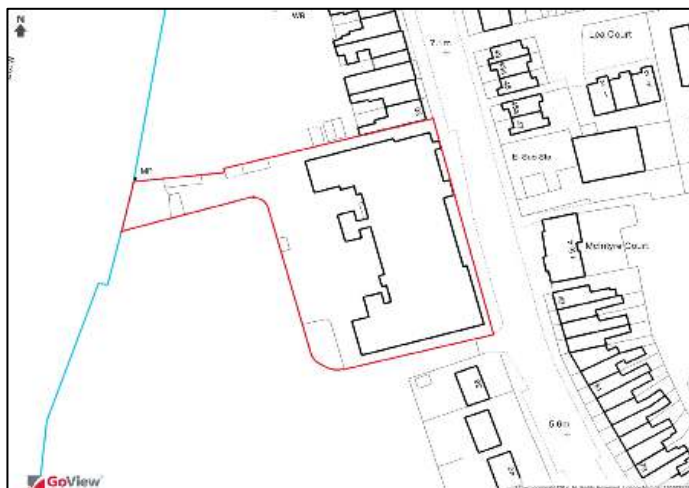
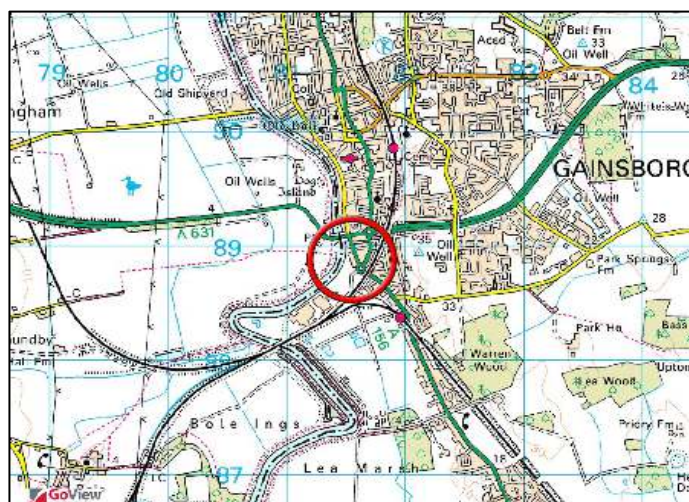
The property is a redevelopment project and currently exempt from EPC requirements.

VAT

We are not aware that the property is elected for VAT.

VIEWING

The site is secure and interested parties wishing to view the site should contact Bruton Knowles to arrange an appointment on 0115 9881 160.



CONTACT

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Important Notice

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