

**SALE & LEASEBACK INVESTMENT**

**FOR SALE**



**Unit 2, Riverside Court, Saxilby, Lincoln  
LN1 5AB**

#1229061/2025F

**Eddisons**

# UNIT 2, RIVERSIDE COURT

SAXILBY, LINCOLN, LN15AB



Agreement

For Sale



Detail

Sale & Leaseback Investment



Price

OIEO £740,000  
(7.69% NIY after acquisition costs)



Size

467.67 sq m (5,032 sq ft)



Location

Saxilby, LN15AB



Property ID

#1229061/2025F

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
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Director

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## Property

The property comprises a modern industrial building of steel portal frame construction with lined sheet clad elevations with a similarly clad pitched roof.

The unit provides an open plan warehouse area with solid concrete floor and modern office accommodation over ground and first floors, finished with suspended ceilings, carpeted floors, air conditioning and perimeter trunking.

The property has an ample fenced and gated yard providing loading, circulation and parking.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Warehouse	278.71	3,000
Offices	94.48	1,016
<b>First Floor</b>		
Offices	94.48	1,016
<b>Total GIA</b>	<b>467.67</b>	<b>5,032</b>

## Energy Performance Certificate

Rating: B34

## Services

We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has planning consent for use as storage and distribution with ancillary offices under Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** West Lindsey District Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £20,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The Freehold of the property is available **For Sale**, subject to a proposed leaseback to Stirlin Plant Limited on a new 15 year Full Repairing and Insuring lease (without break) at a commencing rent of £60,000 p.a.x.

There will be 5 yearly upwards only rent reviews to the greater of Market Rent or RPI (2% collar & 4% cap). There will be a Parent Company guarantee from Stirlin Group Limited.

## Covenant Strength

Stirlin Plant Limited (12292749) is an established Lincoln based plant machinery dealer that partners with a number of national and global brands including Wacker Neuson, Tafe Tractors, MultiOne, Sherpa and Winget UK. It has a Creditsafe rating of B54.

Stirlin Group Limited (10473257) has several successful businesses under its umbrella, including Stirlin Developments Limited that has delivered a range of high-profile projects across Lincolnshire and beyond. Stirlin Group Limited has a Creditsafe rating of A81.

## Price

**OIEO £740,000 (7.69% NIY after acquisition costs)**

## VAT

VAT may be charged in addition to the price at the prevailing rate. It may be possible to progress the transaction as the transfer of a going concern (TOGC).

## Legal Costs

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

## 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 property occupies a prominent position fronting the busy A57 and forms part of the successful Riverside Enterprise Park, just outside Saxilby to the west of Lincoln.

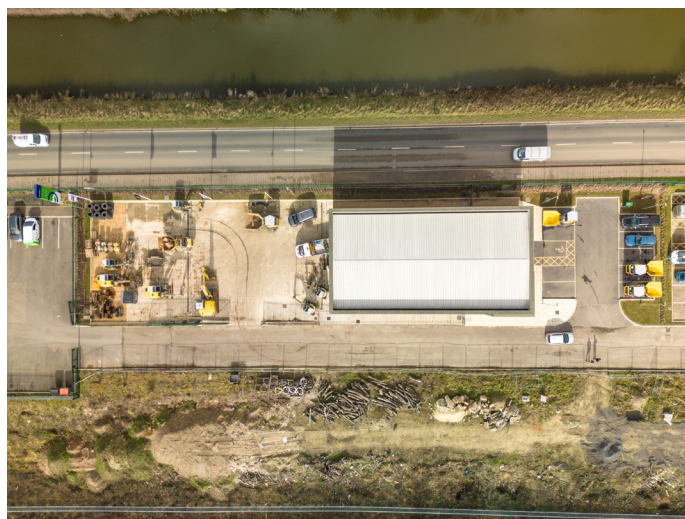
The A46 Lincoln bypass dual carriageway is 3 miles to the east and the A1 is 12 miles to the west.

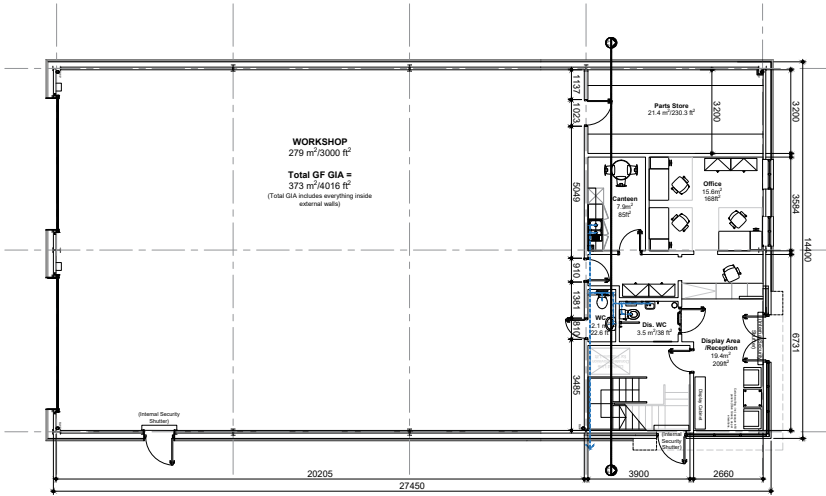
The A57 is estimated to be used by in excess of 13,000 vehicles per day.





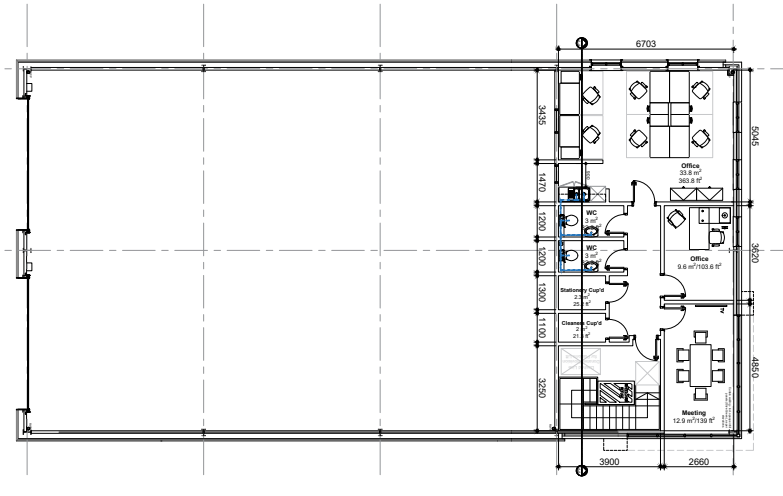
Google



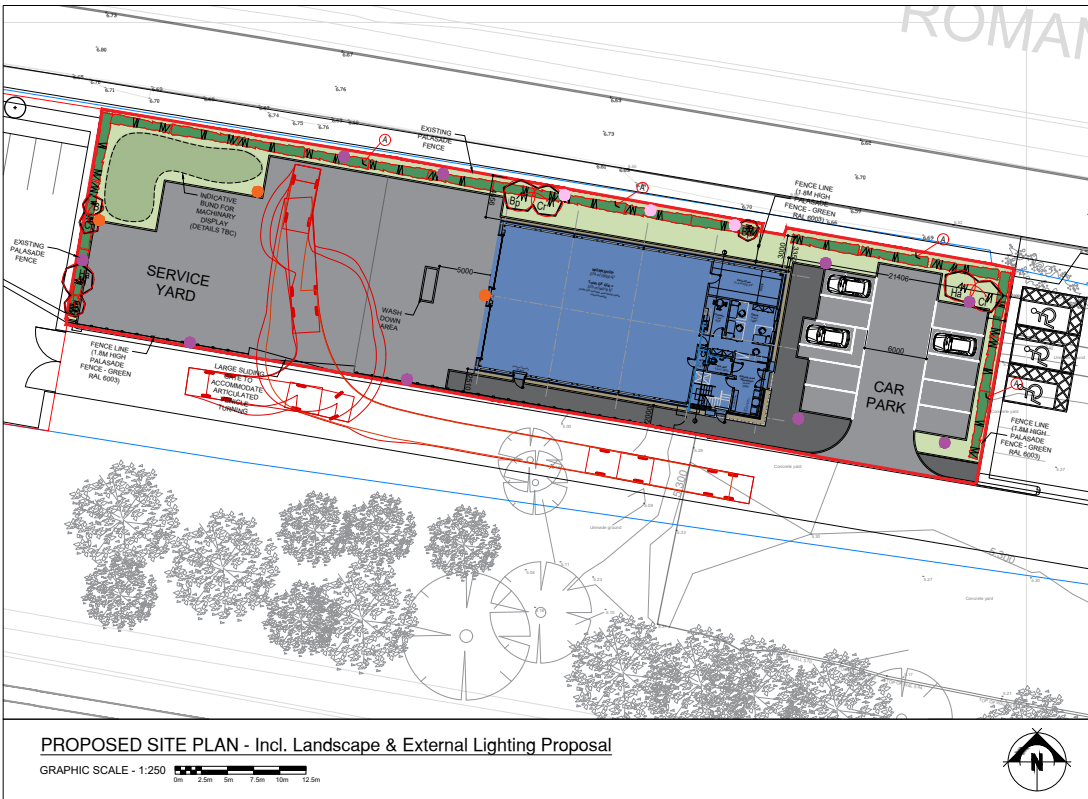


PROPOSED GROUND FLOOR PLAN

GRAPHIC SCALE - 1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED SITE PLAN - Incl. Landscape & External Lighting Proposal

GRAPHIC SCALE - 1:250

### Proposed Trees

Nr	Code	Plant Name	Root/Pot Size	Height (cm)	Girth (cm)
1	Hs	Hawthorn	BR	300-350	10-12
3	Cr	Crab Apple	BR	300-350	10-12
4	Bp	Betula Pendula	BR	300-350	10-12

### Proposed Hedge - A

Double Row Hedging at 200mm crs. - staggered. 450-900 bare root stock at a linear density of 5 plants per metre, comprising:

- Common Hawthorn 50%
- Blackthorn (Prunus spinosa) 10%
- Common Holly (Ilex Aquifolium) 10%
- Dog Rose (Rosa canina) 10%
- Hazel (Corylus avellana) 10%
- Elder (Sambucus nigra) 10%

### Planting Notes

Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2007 compliant and existing topsoil must be cultivated in accordance with BS3882:2007. No cultivation should take place in wet/waterlogged conditions.

Herbicide and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the control of pesticide regulations 1986 (as amended 1997 or, otherwise updated/superseded legislation) and following manufacturers instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.

Planting of all plants and turf shall conform to BS-3938:1992 and BS-4428:1998. Trees to be planted centrally within new pit.

Shrubs shall be planted in pits 300x300x400mm, and the backfill shall include 3 ltrs of peat free compost, where 2 or more shrub spaces are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.

Planting beds to receive 75mm depth pulverized bark mulch, ensure the top of mulch layer is 15mm below adjacent pavement or other surfaces to prevent spillage. Final position of trees and shrubs subject to confirmation of service location and shrubs, an application of herbicide will be carefully applied by a landscape contractor around the base during the first growing season to eliminate any surviving weed competition and assist the shrubs to establish and maintain healthy growth and vigour. Application of herbicide will be carried out on an annual basis in spring throughout the five year aftercare period to restrict weed growth and assist the establishment of the planted stock.

### Tree Planting

The trees will be pit planted into excavations not less than 500x500x500mm to provide sufficient space for the root-ball of the standard tree. The sides and base of the planting pit will be forked to improve drainage. The tree will be placed in the planting pit with good quality planting compost and held in place using a low stake for support with a single tie approximately 300mm above ground. After planting the soil will be gently firmed and levelled with additional compost and the tree will be watered in. Planting will not take place during severe weather conditions or when there is a frost or snow on the ground. The planting of the trees should take place in the first suitable planting season following completion of construction works, ideally during the dormant winter season.

### Hedgehog Planting

The hedgehog rows will be established by planting a double staggered row of native species at a density as per the table in species groups of not less than 5. The two rows will be 0.3m apart. The hedgehog plants will be established into ground that has been cultivated prior to planting and the plants will be firmed in and watered after planting. Spiral rabbit guards will be fitted with canes immediately after planting to reduce the potential for rabbit damage. The planting of the hedgehogs and hedgehog trees shall take place in the first suitable planting season following completion of construction works, ideally during the dormant winter season.

\*Note - Lighting design as per YESSS Electricals detailed design.

### Seeding of grassland

In preparation for planting and establishment of a low maintenance grass sward in areas marked green on the landscaping plan any weed growth that may have established during initial construction period will be treated with a glyphosate based translocated herbicide to kill this growth and reduce potential competition.

The grass sward across the majority of the site area will comprise Boston Seeds Low Maintenance mixture which contains slower growing grasses for less mowing requirement. This seed mix is tolerant of dry conditions and can be mown to maintain a fairly low even sward with good visual amenity value. It is suitable for areas of sun and shade and can be mixed with wildflower seed. Because it is not highly competitive, wildflower species tolerant of mowing can colonise. It contains:

- 25% Chewings Fescue
- 52% Strong Creeping Red Fescue
- 10% Smooth-stalked Meadow Grass
- 10% Hard Fescue and
- 3% Crested Dogtail.

The mix should be sown at a rate of 35grams per sqm into soil that has been cultivated to remove any compaction and stones to produce a fine even till.

### Aftercare Management

The landscaped grassland areas within the development will be managed by seasonal mowing. These grassland areas will be cut two to at least two times each year and the cuttings will either be left to be or removed for composting as appropriate. If any noxious weeds or invasive species establishes within the grassland areas or within the shrubs planted areas these specific locations will be spot treated with a translocated herbicide applied by spray to eliminate these.

Any tree or hedgehog plant established within the landscaped areas which fails to establish becomes diseased or damaged within a period of seven years after planting will be replaced. All replacement stock will be plants of similar size and species to the original specification and will be planted in the next planting season.

At a suitable time during the first spring period after planting the new trees and shrubs, an application of herbicide will be carefully applied by a landscape contractor around the base during the first growing season to eliminate any surviving weed competition and assist the shrubs to establish and maintain healthy growth and vigour. Application of herbicide will be carried out on an annual basis in spring throughout the five year aftercare period to restrict weed growth and assist the establishment of the planted stock.

The trees and stakes used to support trees will be checked each year and adjusted as necessary. If, on the completion of the five year aftercare period, the stakes are considered to be unnecessary and the trees can support themselves, these stakes and ties will be removed and the stake holes filled with coarse granular material to assist with water and air infiltration to the root bole of the tree. The hedgehog will have rabbit guards and canes fitted and these will be checked annually and replaced / straightened where necessary. It is anticipated that the hedgehog will not need any cutting for the first four years after planting whilst it starts to establish. However from year 5 until year 7 of the aftercare period the hedgehog will be trimmed and spread to help this to thicken and create dense growth. Any gaps will be identified and filled with new planting during the aftercare period.

### External Lighting Legend

- LIGHTING TYPE A - Belfry LED Road Lantern
- LIGHTING TYPE B - Odessa 50W LED Floodlight
- LIGHTING TYPE C - Lynk 100W LED Floodlight
- LIGHTING TYPE D - Ecolux SuperLens 5m P1
- LIGHTING TYPE E - Ecolux SuperLens 4m P1
- LIGHTING TYPE F - Ecolux SuperLens 3m P1
- LIGHTING TYPE G - Ecolux SuperLens 2m P1

client

# Stirlin

project  
PHASE 5A  
RIVERSIDE ENTERPRISE PARK  
SAXILBY

drawing  
PROPOSED SITE PLAN & FLOOR PLANS  
INCL. LANDSCAPE PROPOSAL  
& EXTERNAL LIGHTING

scale  
1:250 1:100 A1

date  
JUN 2020

dwn  
FCB

checked

drawing no.  
7913S-PP-03

revision  
A

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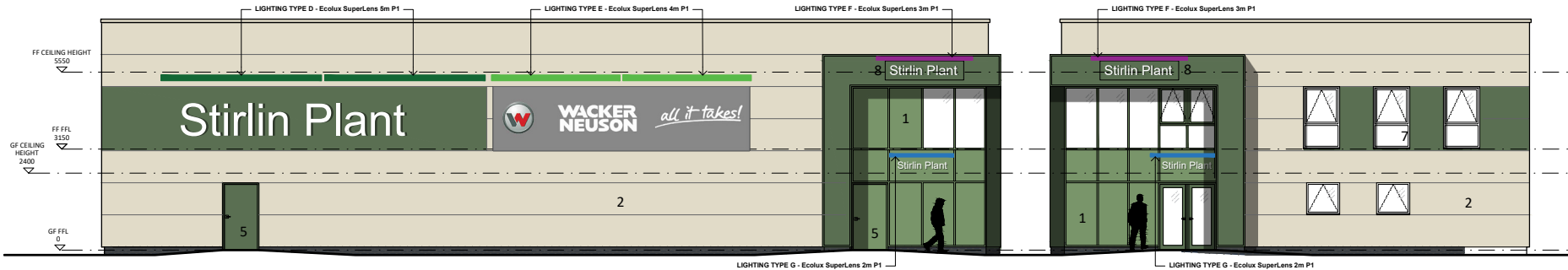


PLANNING APPLICATION



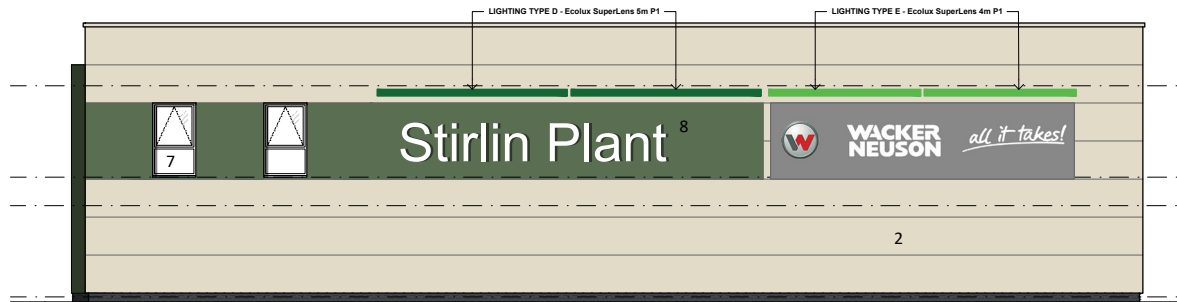
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REV.	DATE	DESCRIPTION
A	27.04.2020	AMENDED AS PER CLIENTS COMMENTS



SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION

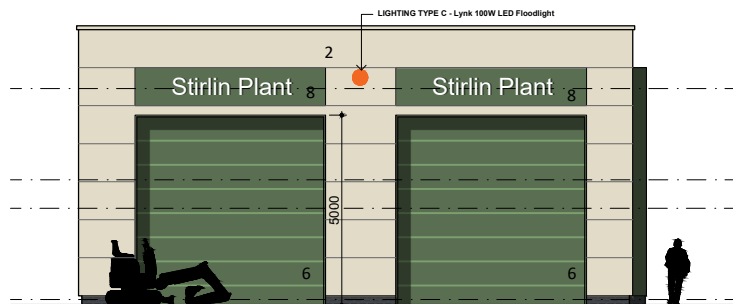
MATERIAL SCHEDULE

1	Curtain Walling; incl. opaque infill panels, colour: olive green
2	Facade cladding (microrib); colour: mushroom
3	Flashings; colour: mushroom
4	Roof cladding; colour: goosewing grey
5	Personnel Doors; colour: olive green
6	Sectional Doors; colour: olive green
7	Windows; colour: olive green
8	Signage Tray; colour: olive green

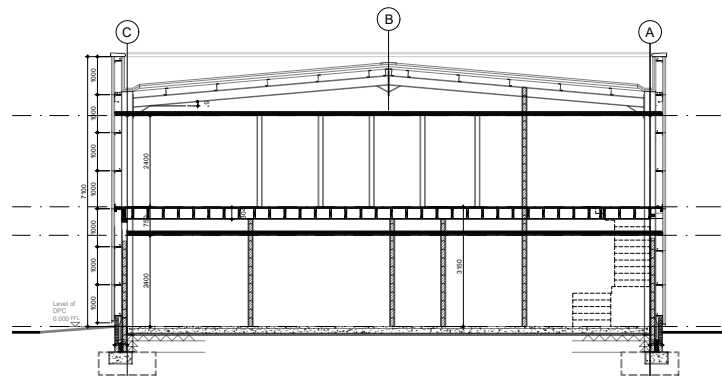
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\*Note - Lighting design as per YESSS Electricals detailed design.



REAR ELEVATION



TYPICAL SECTION

GRAPHIC SCALE - 1:100

PLANNING APPLICATION

client

# Stirlin

project

PHASE 5A  
RIVERSIDE ENTERPRISE PARK  
SAXILBY

drawing

PROPOSED ELEVATIONS  
INCL. EXTERNAL LIGHTING PROPOSAL

scale  
1:100 A2

date  
JUN 2020

drawn  
FCB

checked

drawing no.  
7913S-PP-04

revision  
A

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