

DEVELOPMENT LAND

FOR SALE



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Former Peacock Pub Site, Corringham Road, Gainsborough  
DN21 1EQ

#1222999/2024L



BTG  
Eddisons

# FORMER PEACOCK PUB SITE

CORRINGHAM ROAD, GAINSBOROUGH, DN211EQ



Agreement

For Sale



Detail

Potential development site,  
suitable for a variety of care and  
residential uses, STP



Price

Price on Application



Size

0.58 hectares (1.43 acres)



Location

Gainsborough, DN211EQ



Property ID

#1222999/2024L

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



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Director

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## Property

The site comprises a prominent, level and irregular shaped potential development site, that has been cleared of all buildings, situated adjacent to the new Lincolnshire Co-operative convenience store on Corringham Road in Gainsborough, which occupies the south eastern corner of the site.

The site extends to circa 0.58 hectares (1.43 acres).

In our opinion, this site would be suitable for a variety of different purposes, including a care/retirement home, assisted/retirement living and high density private residential development.

The character of the surrounding area is very much residential in nature, with a private tennis club situated to the rear and existing good quality residential dwellings to the east and west.

Vehicular access into the site is from the south eastern corner of the plot, via the entrance created to serve the new Lincolnshire Co-operative convenience store. Please note that the Tennis Club to the rear also has a right of way over this access road.

Corringham Road runs parallel with the southern boundary of the land.

## Site Area

Having scaled the site from the OS plan, we calculate that it provides the following approximate site area.

Area	Hectares	Acres
Total	0.58	1.43

## Services

We understand that all mains services are available and connected to the site, although are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers in terms of the location and capacity of these.

## Town & Country Planning

The site formerly had Planning Permission for a 23 unit residential scheme under Planning reference number 133439. This permission has now lapsed.

The owners of the land sold a circa half-acre parcel of land in the south eastern corner of the site to Lincolnshire Co-operative who, in turn, have developed and opened a modern convenience store with 19 on-site parking spaces.

As referred to earlier in these particulars, in the Agent's opinion, the site will be suitable for a variety of different uses, including private residential and some form of care/retirement/assisted living accommodation, subject to the receipt of the Planning Permission.

The site is not Listed and nor is it situated in a Conservation Area.

Interested parties are advised to discuss any proposals for the site with West Lindsey District Planning Department.

## Method of Sale

The site is being offered for sale by way of a private treaty, with offers invited on either an unconditional or conditional, subject to planning basis.

In the case of conditional offers, interested parties are asked to confirm in writing full details of the conditions attached to their offer.

## Tenure

The site is available **For Sale** freehold with vacant possession on completion.

As referred to earlier in these particulars, both the new Lincolnshire Co-operative convenience store and the Tennis Club to the rear have right of access at all times and for all purposes over the access road into the site from Corringham Road in its south eastern corner.

## Price

**The guide price is available on application.**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

In Accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

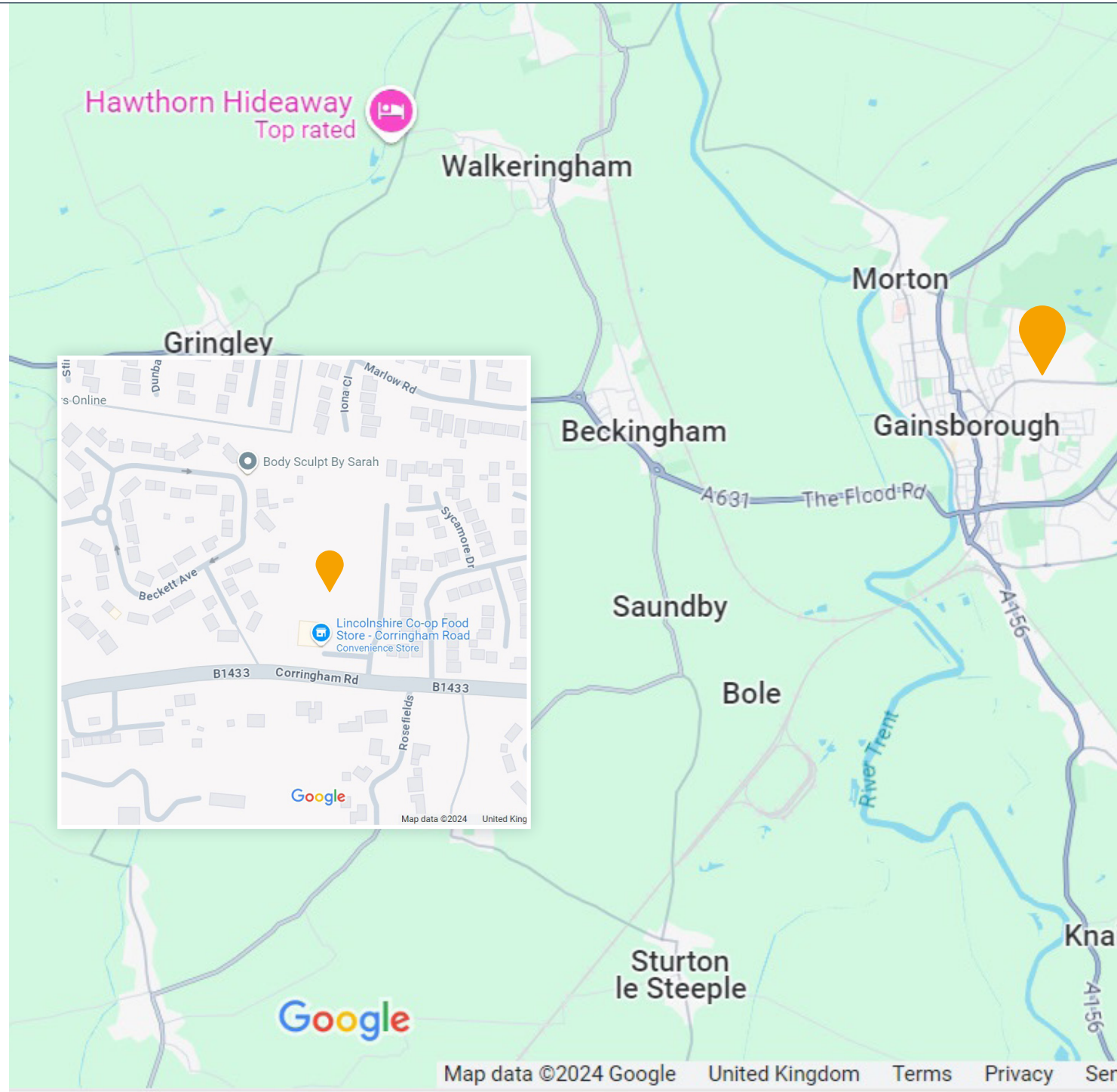
The site is situated on the northern side of Corringham Road, approximately 1/3 mile to the north east of Gainsborough Town Centre, in what is a well-established residential area, and some of the larger commercial areas serving the town are found further east along Corringham Road.

Gainsborough is a Lincolnshire Market Town, situated about 18 miles to the north west of Lincoln and is the shopping and administrative centre for the district of West Lindsey.

The award-winning Marshall's Yard retail scheme is situated a short drive to the south west and provides a good quality mix of retailers and restaurant operators, including a Browns Department Store, Mountain Warehouse, New Look, M&S, Laura Ashley, Halfords, Holland & Barrett, Fatface, Clintons Cards, Prezzo, Greggs, Specsavers and Costa Coffee.

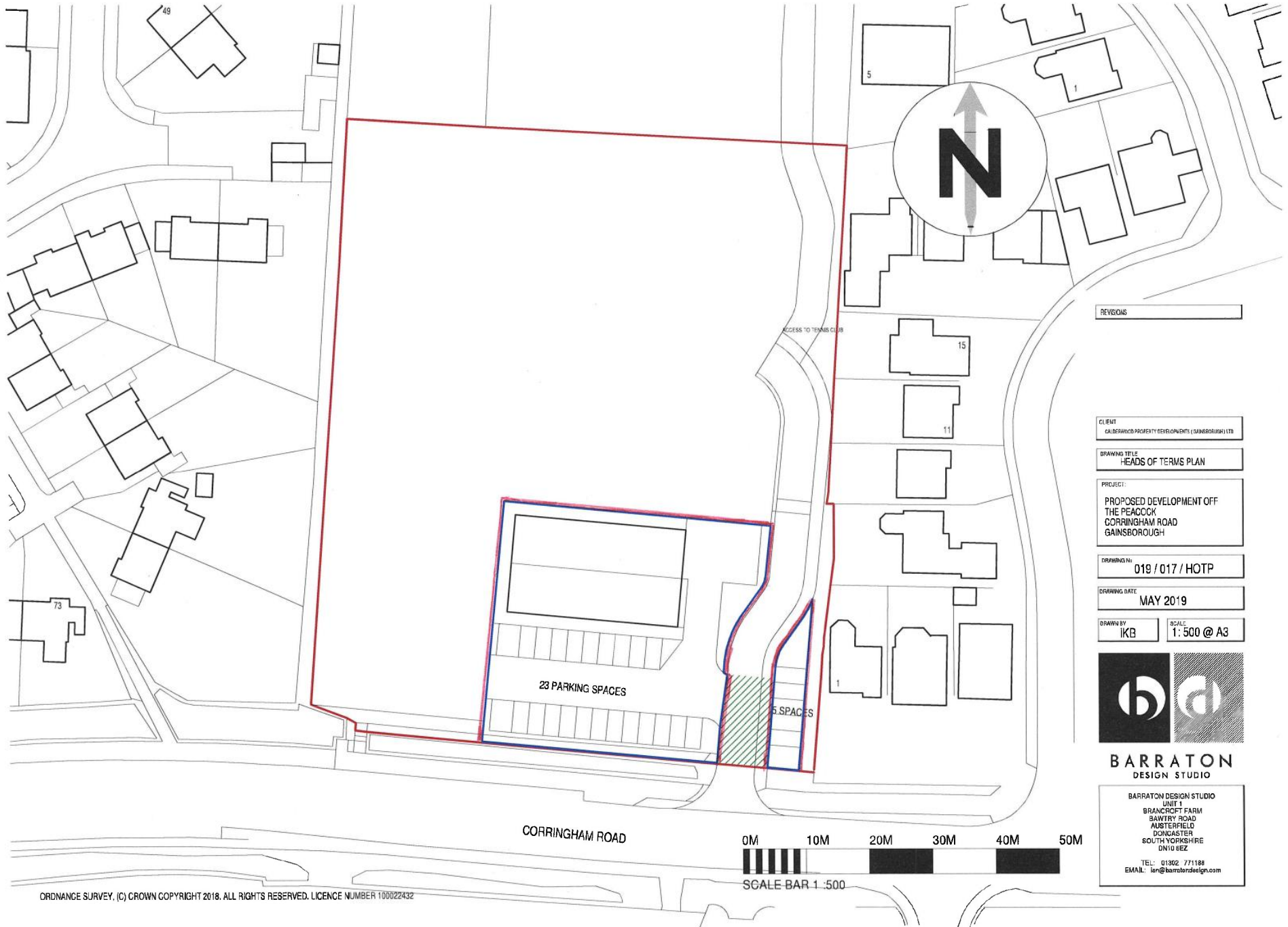
The town has a resident population of circa 23,000 and aside from Lincoln, which lies around 18 miles to the south west, Scunthorpe is situated about 16 miles to the north and Doncaster 20 miles to the north west.

Gainsborough is the home of a number of well-regarded employers, including Ping, who manufacture and supply world famous golf clubs and associated equipment.





Google



REVISIONS

CLIENT  
CALDERWOOD PROPERTY DEVELOPMENTS (GAINSBOROUGH) LTD

DRAWING TITLE  
HEADS OF TERMS PLAN

PROJECT:  
PROPOSED DEVELOPMENT OFF  
THE PEACOCK  
CORRINGHAM ROAD  
GAINSBOROUGH

DRAWING NO:  
019 / 017 / HOTP

DRAWING DATE  
MAY 2019

DRAWN BY  
IKB

SCALE:  
1: 500 @ A3



**BARRATON**  
DESIGN STUDIO

BARRATON DESIGN STUDIO  
UNIT 1  
BRANCREFT FARM  
BAWTRY ROAD  
AUSTERFIELD  
DONCASTER  
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The site boundary is edged in red, whilst the area edged in blue shows the part of land sold to Lincolnshire Co-operative for the convenience store