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**Existing Building and Land suitable for further development (STP)
Partney Pumps Roundabout, Spilsby
PE23 4JJ**

#10731/2025H

Eddisons

EXISTING BUILDING AND LAND SUITABLE FOR FURTHER DEVELOPMENT (STP)

PARTNEY PUMPS ROUNDABOUT, SPILSBY, PE23 4JJ



Agreement

For Sale/To Let



Detail

An existing building with additional land suitable for further development (STP) occupying a prominent location on the Partney Pumps Roundabout at the A16/A158 crossroads.



Price

Guide Price - £400,000
Rent - On Application



Size

Existing Building:
71 sq m (764 sq ft)

Total Site Area circa:
0.75 hectares (1.85 acres)



Location

Spilsby, PE23 4JJ



Property ID

#10731/2025H

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a recently constructed single storey building, fully fitted out for food sales, but could be utilised for various purposes, together with additional land suitable for further development for a wide variety of uses (STP), situated in a very busy location on Partney Pumps Roundabout near Spilsby. In total the site extends to about 0.75 hectares (1.85 acres).

The broadly rectangular shaped site is situated in an easily accessible location at the junction of the A158/A16 heading northwards, a location which the Government Highway Authority website indicates enjoyed over 17,000 passing vehicles per day (last pre-Covid year in 2019). Vehicular access into the site is off the A158, which is shared with the adjacent landowner, who operates a farm shop and garden centre. The site benefits from a long frontage extending to about 150 metres (490 feet) running northwards along the A16.

In our opinion the existing property offers an excellent opportunity for road side businesses, further commercial development and storage uses (STP), in view of the prominent and easily assessable location at the junction of two of the busiest A roads in the County.

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 ²	ft ²
Kiosk GIA	71	764
Total Site Area	0.75 hectares	1.85 acres

Energy Performance Certificate

Available on request.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that all mains services including 3 phase electricity and fibre optic broadband are available and connected to the site.

The location and capacity of these have not been identified and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The use of the site as a drive thru with associated car parking was approved under Planning Application reference N/136/02061/20.

The balance of the site formerly had Planning Permission under reference number N/136/00330/14 for a café, retail unit service type building, with a kiosk and lorry park.

The site is not located in a Conservation Area and the building is not Listed.

In our opinion, the site offers potential for alternative uses within the existing building, together with additional new build commercial development on the remaining areas on the southern section of the site, subject to receipt of the necessary Planning Permissions from East Lindsey District Council.

Interested parties are advised to contact the Local Planning Authority with any specific planning queries they may have for the land.

Rates

Charging Authority: East Lindsey District Council
Description: To be assessed
Rateable Value: To be assessed

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 whole site is available **For Sale** Freehold, with vacant possession on completion.

Alternatively, the site may be available **To Let** as a whole or sub-divided into smaller parcels of land.

However, the owners preference is for a sale of the whole.

Price

Guide Price - £400,000

Rent - On application

VAT

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

Legal Costs

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

Viewing

The site can be viewed from the road at any time. However, in order to gain access into the site, interested parties will need to arrange a viewing with the Agents.

Anti-Money Laundering

Prospective purchasers/tenants 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 site sits in a high-profile location on the northern side of the Partney Pumps Roundabout junction, with the east bound carriageway of the A158 from Horncastle, forming its southern boundary and the A16 heading north towards Louth, its eastern boundary.

The A158 forms the main and busiest coastal road from Lincoln to Skegness and the other East Lincolnshire coastal resorts, such as Ingoldmells and Mablethorpe, whilst the A16 is one of the major trunk roads running north to south within the eastern half of the county, linking Grimsby and Boston.

Louth is located around 20 miles to the north via the A16, Boston around 35 miles to the south, also via the A16, Horncastle around 10 miles to the west and Skegness, a similar distance to the east. Lincoln is situated around 35 miles to the west.

The Department of Transport highway data for the last available year in 2021 (so during Covid Pandemic, when travelling was still restricted during periods) shows around 15,650 vehicular trips per day along these two roads and across this roundabout. In 2019, (so the year before the Pandemic), passing vehicular numbers in the same locations were in excess of 17,000 per day, with these numbers increasing significantly during the summer months when visitors to the Coast will use this route to travel to and from these resorts.

The existing Spar convenience store and petrol filling station on the eastern side of the roundabout trades very well, with vehicles regularly queuing onto the public highway in order to access the facilities offered by the station. Apart from this facility, there are limited competing roadside/drive-thru/pfs outlets found nearby on these busy routes.







