BROWN & CO

Light Industrial Premises

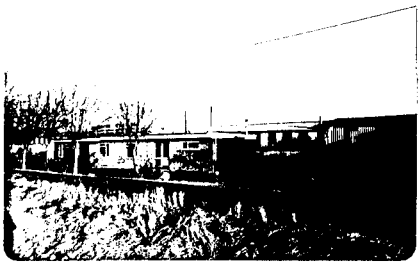
SOLD S.T.C.

FOR SALE
by Private Treaty

GOSBERTON, NR. SPALDING

LIGHT INDUSTRIAL WORKSHOPS with Ancillary Offices

As previously occupied by Sinclair Trailers





PRICE:

£85,000 (Subject to Contract)

Lying adjacent to the site is a 3 bedroomed cottage which is available for purchase through our Agency; separate particulars available.

TENURE:

Freehold. Vacant Possession to be given upon completion of the purchase.

SITUATION:

The premises front Sweetlands Way with an extensive frontage of approximately 392ft. being about half a mile from the village of Gosberton and 6 miles from Spalding.

18/19 Sheep Market, Spalding, Lincolnshire. PE11 1BG
Tel: (01775) 722321 Fax: (01775) 711222

COMPRISING:

Office Block of cavity brick construction with mineral felt roof, containing

Reception Hall 16'9" x 10' incorporating cloaks with w.c. and basin.

3 Offices 23'8" x 13'; 16'10" x 10' and 12' x 11'8" (now incorporated into single unit).

Workshop 1 150'6" x 47'6" of steel portal construction, brick and block walling to 12' eaves, and double skin asbestos roof.

Workshop 2 148'6" x 28'6" of steel frame with concrete block walling to 10'9" eaves and corrugated iron roof.

Lean-to Store 26'9" x 10'6"

Workshop 3 47' x 28'8" of steel portal construction with block walling to 10'9" eaves and asbestos roof.

All units have vehicular access doorways.

Toilet Block 2 w.c.'s, 1 urinal and 5 basins.

Spray Booth lying between units 2 and 3.

Net Internal:	**Workshops**	13,000 Sq.Ft.
	Offices	780 Sq.Ft.

Forecourt parking, loading and storage area.

SERVICES:

Mains water and electricity (single and 3 phase) with sewerage to private disposal system.

TO VIEW:

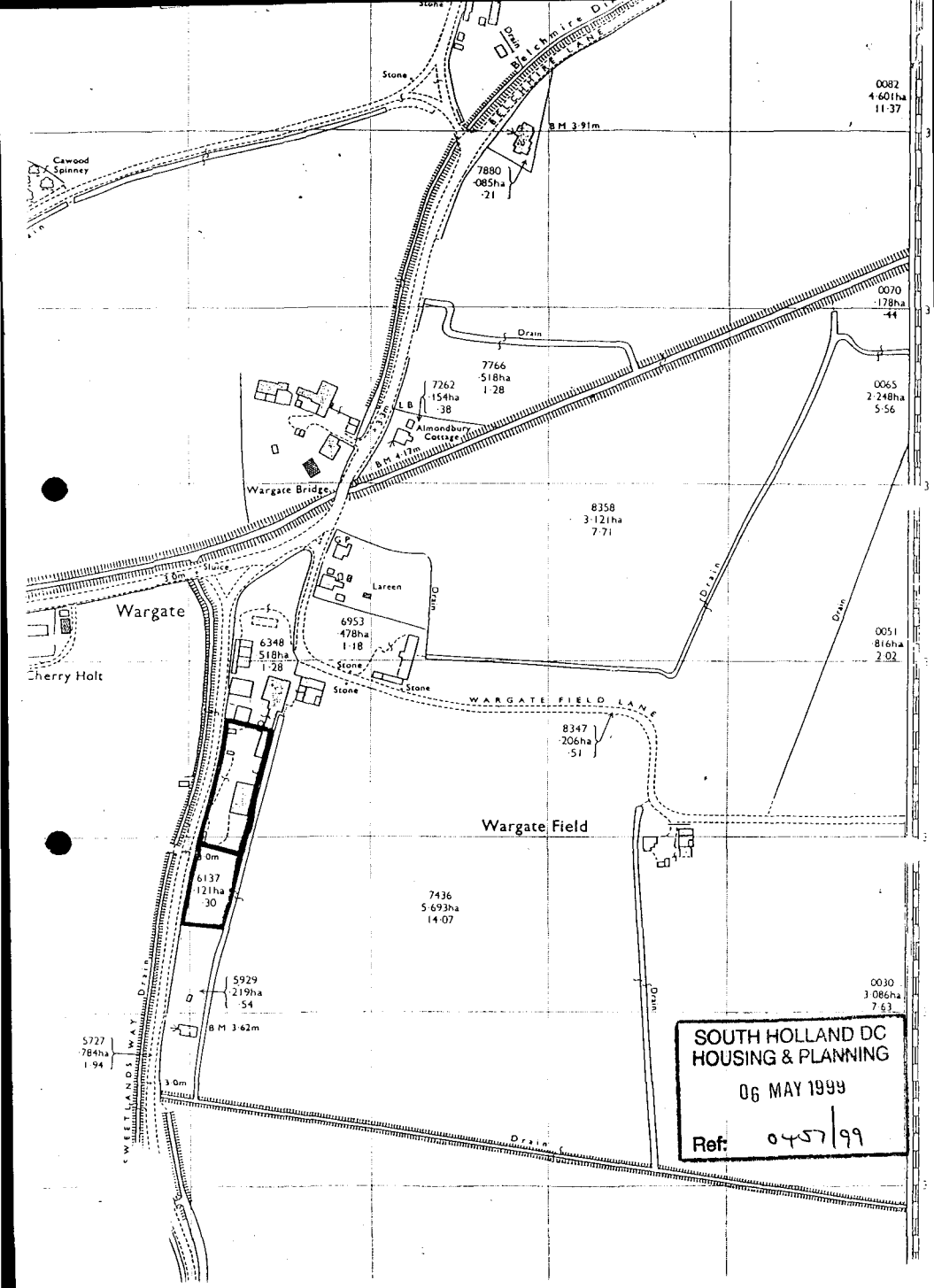
By appointment with Brown & Co.

OUTGOINGS (to March 31st 1997):

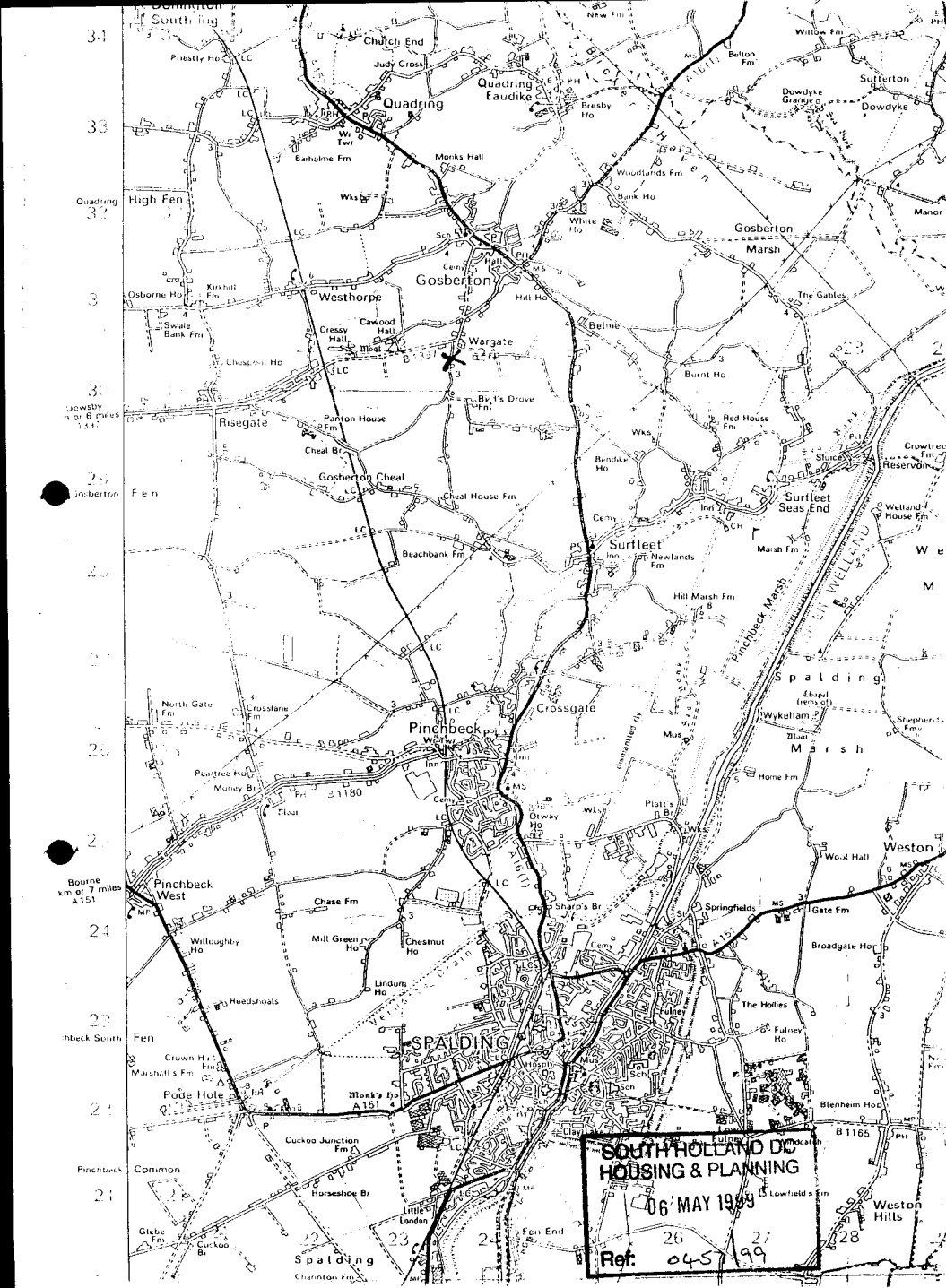
Larger Unit:	**Rateable Value**	£20,750.00
	General Business Rates Payable	£ 5,813.34
Smaller Unit:	**Rateable Value**	£ 2,050.00
	General Business Rates Payable	£ 574.33

Reassessment may be required if these premises are to be fully occupied as a single unit.

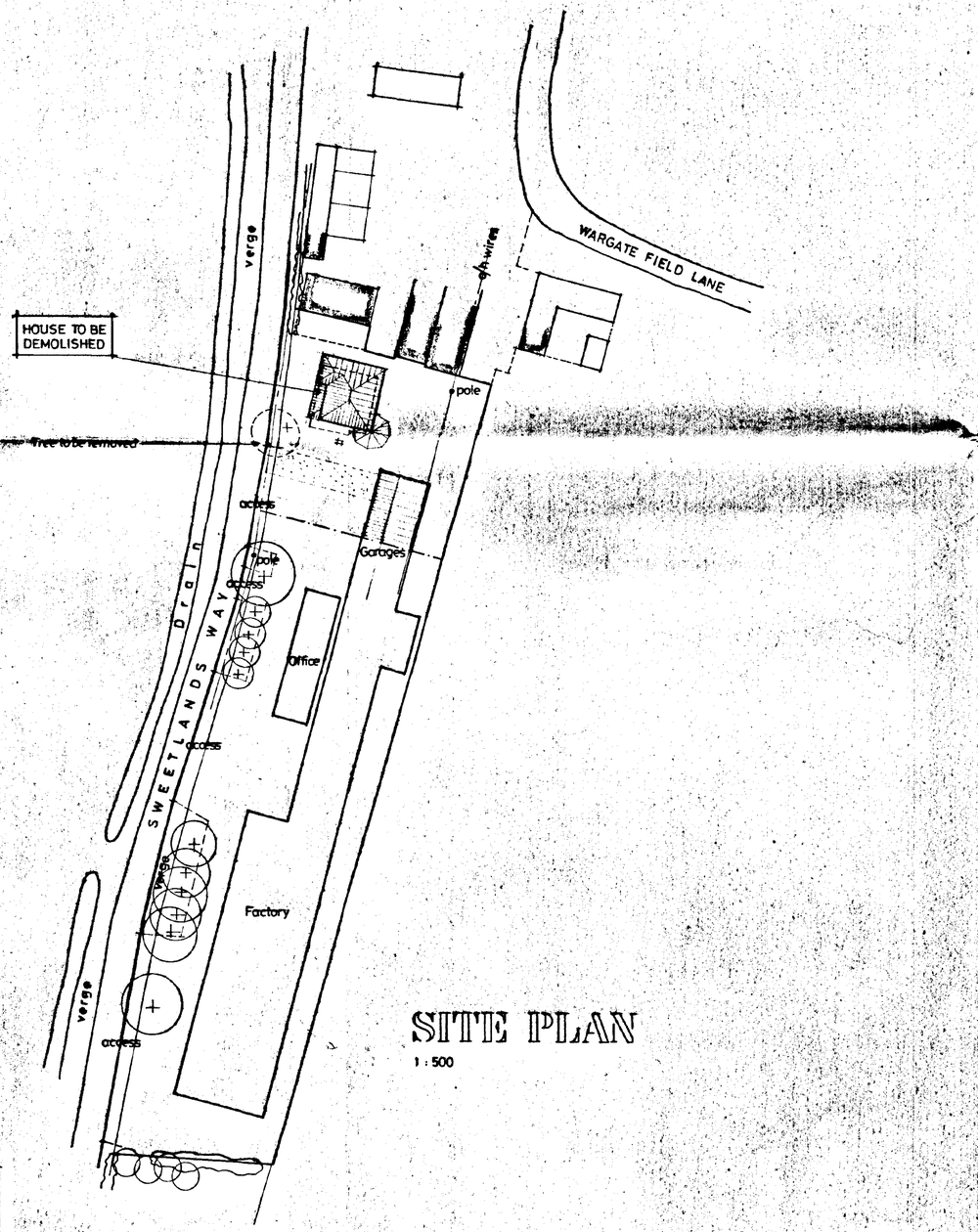
Water Rates To be separately assessed



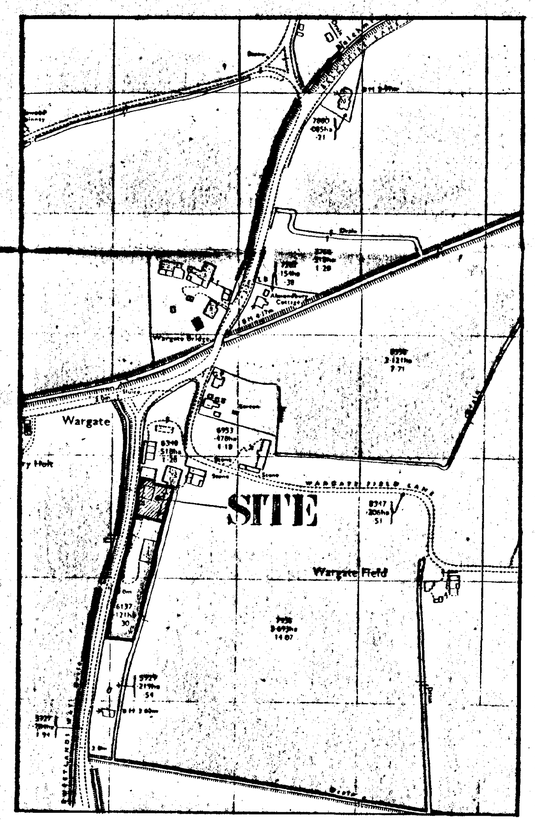
SOUTH HOLLAND DC
HOUSING & PLANNING
06 MAY 1999
Ref: 0457/99



SOUTH HOLLAND DC
HOUSING & PLANNING
06 MAY 1999
Ref: 045/99



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500

SEPTIC TANK
Connect foul water drains to 800 gallon capacity "Klargester" type septic tank constructed in accordance with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of BS:6297, 1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30m² of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The Council recommend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to the minimum say 1 in 80, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Environment Agency # do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an aquifer.
SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
06 MAY 1999
Ref: 0457/99

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
REPLACEMENT DWELLING
SWEETLANDS WAY
GOSBERTON

CLIENT:
MR & MRS A. PULLING

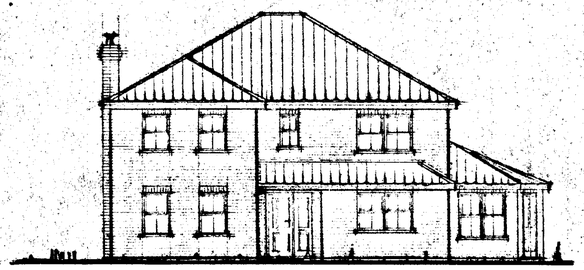
SCALES:
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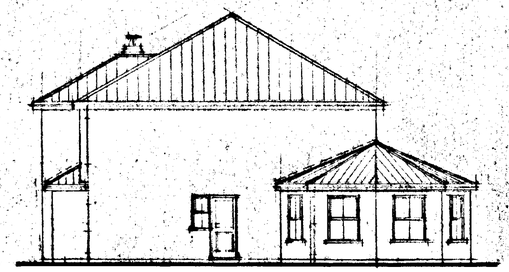
REVISIONS:

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

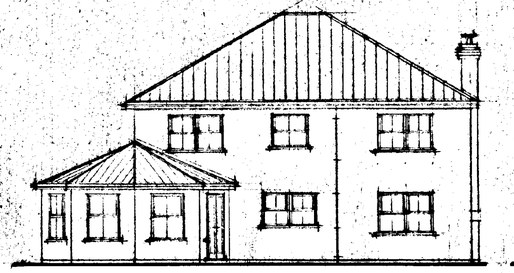
SUMMIT 1217



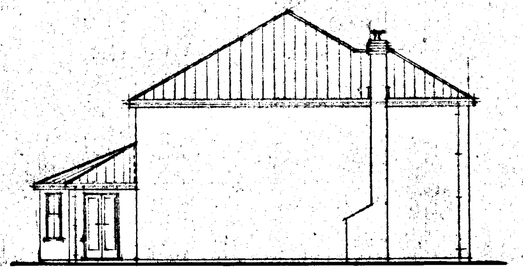
FRONT



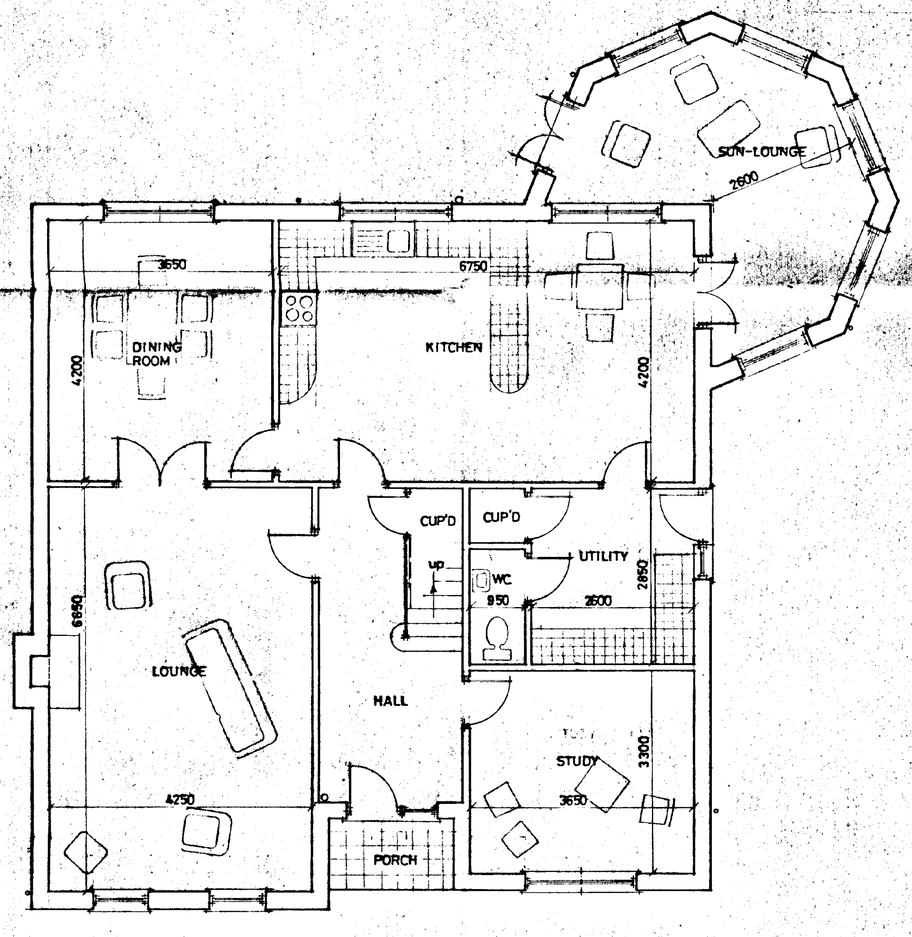
SIDE



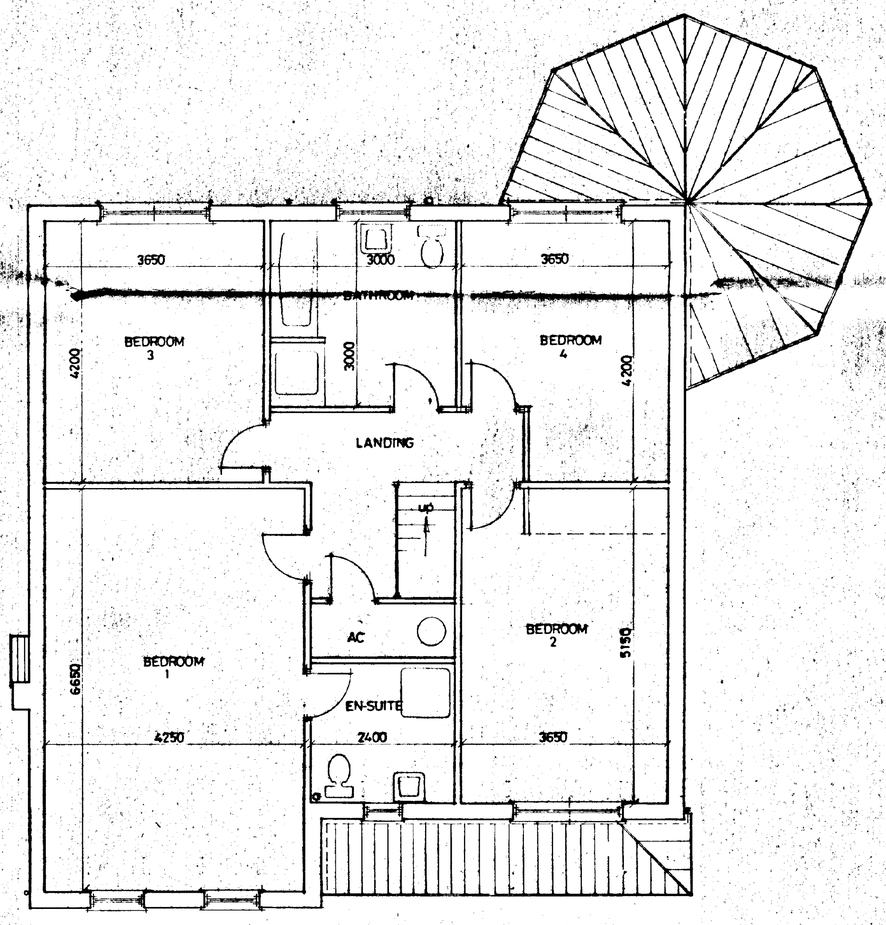
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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DETERMINED PLAN
SOUTH HOLLAND DC HOUSING & PLANNING
06 MAY 1999
Ref: 0457/99

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
4 BEDROOM HOUSE

CLIENT:
MR & MRS A. PULLING

SCALES: *1/50 1/100*
DATE: *APRIL 1999*
G.R.MERCHANT
DRAWING No.: *AP.02*
REVISIONS: