

Lot 7

Former Bloody Oaks Service Station,
Great North road, TICKENCOTE PE9 4AD

GUIDE PRICE: £70,000



VACANT FREEHOLD SITE WITH DEVELOPMENT POTENTIAL STP

This freehold site that occupies an area of approximately 0.639 acres (0.258 hectares) has frontage onto the A1 Great North Road and was formerly used as a petrol filling station. There is a detached dwelling located on the site that we understand was once used as a sales kiosk. In our opinion, there could be potential to redevelop the site subject to obtaining any relevant planning consent. The site is bought to the market with full vacant possession, and we understand that VAT is applicable to the purchase of this lot.

LOCATION

Stamford is an affluent and prosperous market town situated in western Lincolnshire. The town is located 14 miles north west of Peterborough, 34 miles east of Leicester and 105 miles north of London. Communication to and from the town are excellent via the A1. Rail services to London Kings Cross are available in approximately 1 hour 44 minutes. Major facilities include the Markham Retail Park. Tickencote is a hamlet in the east of Rutland only a few yards from the A1 and close to Stamford. Take the B1081 off the A1 just north of Stamford at Great Casterton. To the west the B1081 heads into (or out of) Rutland via Empingham.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Rutland County Council: 01572 722577

POPULATION & EMPLOYMENT

Last published figures showed a district population of 124,792 with a 75% employment rate.

VENDORS SOLICITORS

Mr T Weaver
Harold Benjamin & Collins
67/71 Lowlands Road
Harrow
Middlesex HA1 3EQ
0208 422 5678

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■