

Development Opportunity – Subject to Planning

For Sale



Former Lincolnshire County Council Offices, Eastgate, Sleaford
NG34 7EB
#1237592/2026B



Former Lincolnshire County Council Offices

Eastgate, Sleaford, NG34 7EB



Agreement

For Sale



Detail

Development Opportunity – Subject to Planning
Former County Council Offices and Car Park, occupying an attractive riverside location, close to Sleaford Town Centre



Price

Offers Invited



Size

Buildings:
4,746 sq m (51,085 sq ft)

Site:
1.32 hectares
(3.26 acres)



Location

Sleaford, NG34 7EB



Property ID

#1237592/2026B

For Viewing & All Other Enquiries Please Contact:



James Butcher

BSc (Hons) MRICS

Director

T: 01522 544515

M: 07808 284 578

E: james.butcher@eddisons.com

Property

The property comprises a range of disused former office buildings and tarmac surfaced car parking area, sat on an irregular shaped generally level site, situated adjacent to the North Kesteven District Council (NKDC) Offices and a short walk from Sleaford Town Centre.

The predominantly two storey building, which forms the majority of the accommodation on the site, is a prefabricated two storey System-Build, 'Vic Hallam' style building with a flat felted roof, erected in 1960. There are also two single-storey buildings found to the rear of the site, which are built in the same style. The tarmac surfaced parking area found to the front of the site remains in use, whilst the buildings on site have not been used for some years.

In our opinion, in view of the convenient location close to the town centre and attractive setting overlooking the River Slea, which runs along the southern boundary of the site, the property offers potential for a variety of both residential and commercial development, subject to the receipt of Planning Consent.

Vehicular and pedestrian access into the site is available from both Eastgate to the north, through the North Kesteven District Council Office car park and from Kesteven Street, in the north eastern corner of the site.

Property & Site Areas

We understand that the buildings on site extend to approximately 4,746 sq m (51,085 sq ft) GIA and the site area to around 1.32 hectares (3.26 acres).

Services

We understand that all mains services are available in the vicinity of the site, albeit neither the agents nor the vendors are able to confirm the exact location or the capacity of these services. Interested parties are, therefore, advised to make their own enquiries to the relevant utility providers in connection with any servicing queries that they may have.

Town & Country Planning

The site has most recently been used as office accommodation by Lincolnshire County Council, a use falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

As referred to above, in our view, the site would be suitable for a range of both commercial and residential development, subject to the receipt of the necessary Planning Consents. Interested parties are, therefore, advised to discuss any Planning queries that they may have in connection with their proposed use of the site.

The subject property is not Listed but sits adjacent to and partially adjoins the North Kesteven District Council Offices next door, part of which is Listed. Further information is available in connection with the requirements around the works required to the Listed façade on the demolition of the current buildings on the site.

The property is also located within a Conservation Area.

Rates

Charging Authority: North Kesteven District Council
Description: Office and Premises
Rateable value: Removed from the rating list in August 2018

Tenure

The property is available **For Sale** Freehold, with vacant possession on completion.

Guide Price

Offers are invited for the Freehold interest.

Method of Disposal

The property is being offered for sale by way of private treaty, with offers preferred on an unconditional basis. However, offers made subject to the receipt of Planning Permission will also be considered.

In the case of conditional offers, parties are asked to ensure they confirm in detail the various conditions attached to their proposal.

VAT

VAT may be charged in addition to the price at the prevailing rate. This will be confirmed in due course.

Legal Costs

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

Information Pack

An information pack is available on request, which contains the following information:

- Asbestos Demolition Survey
- Heritage Statement
- Site Plan
- Site Layouts
- Method Statement for reinstatement of Listed Façade of adjacent NKDC office building.

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

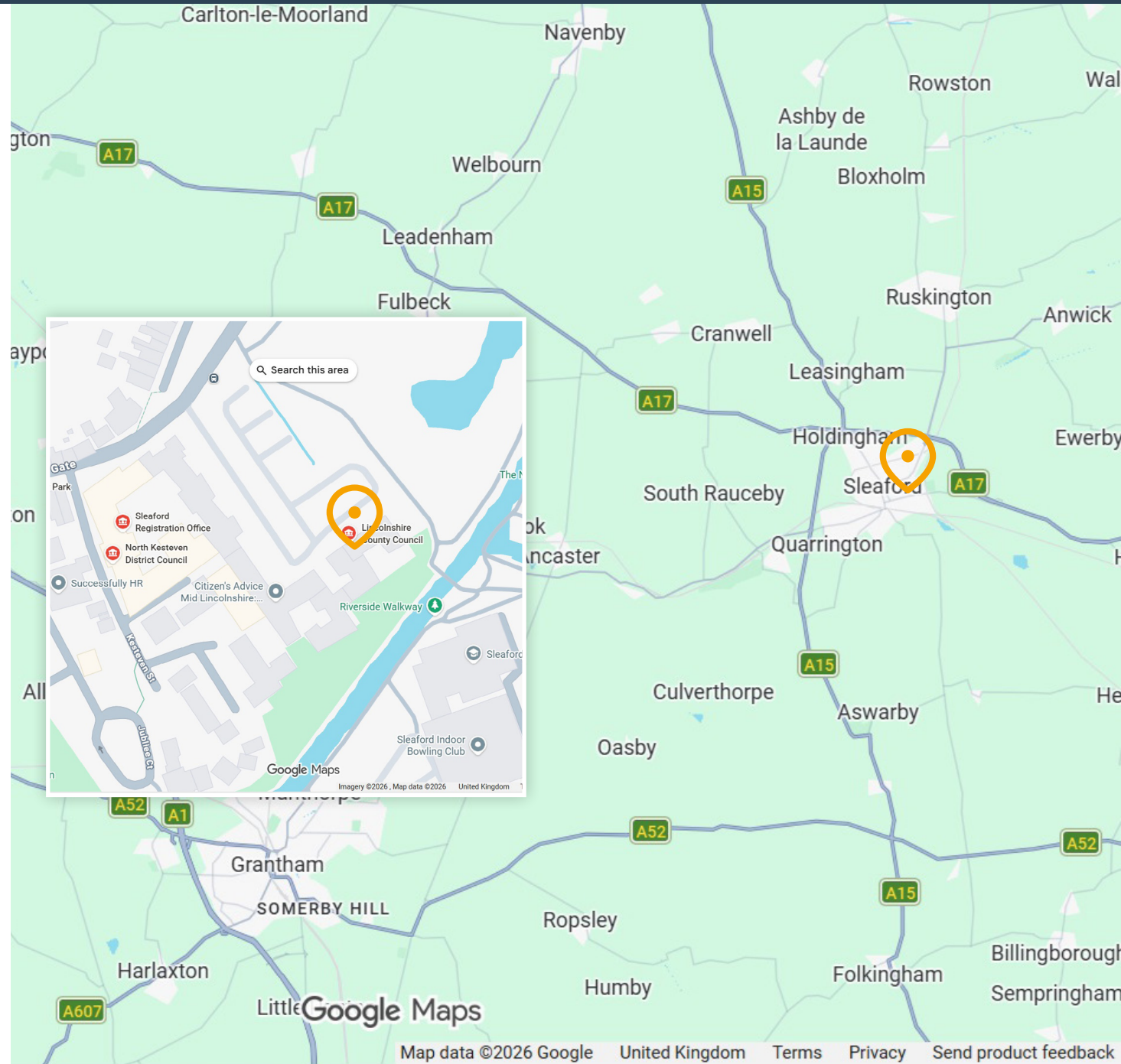
The site is situated on the eastern side of Sleaford Town Centre, a short walk from Southgate, the main shopping street in the town. The town bypass/A17 trunk road is situated about 1.5 miles to the north east. The main commercial areas within Sleaford are found further east along Eastgate, with Sleaford Leisure Centre and Indoor Bowls Club immediately to the south, on the opposite side of the River Lea.

The site is bordered to its western side by existing residential development, to the north by the NKDC offices and car park, to the east by an attractive area of public open space and finally by the River Lea to the south.

Sleaford is the administrative and major shopping centre within the district of North Kesteven, enjoying a strategic location at the junction of the A15 and A17 trunk roads.

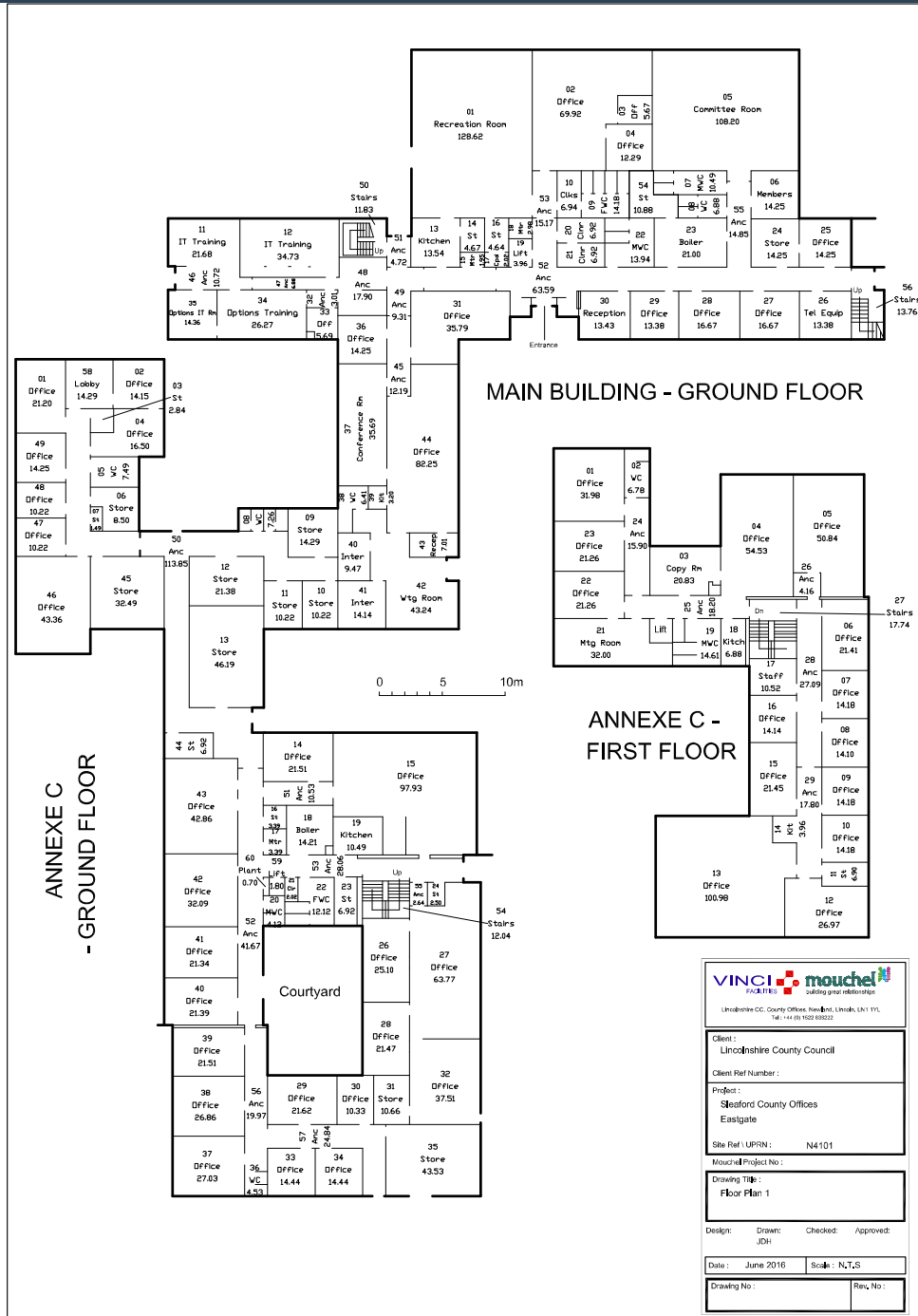
Lincoln lies around 20 miles to the north, Newark on Trent around 15 miles to the south west and Peterborough around 25 miles to the south.

Sleaford has a resident population of circa 20,000. The town provides a good range of local amenities, including various supermarkets, a variety of well regarded secondary and grammar schools and a good range of other leisure and shopping facilities.









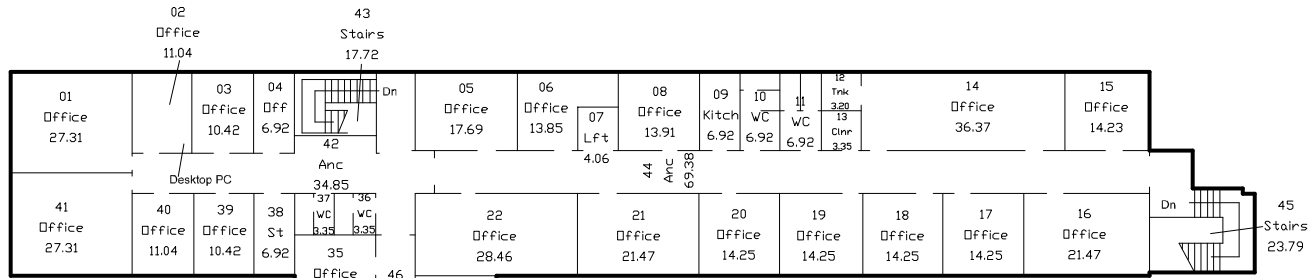
VINCI mouchel
 FACILITIES building great relationships
 Lincolnshire CC, County Offices, Newbold, Lincoln, LN1 1YL
 Tel: +44 (0) 1522 692222

Client: Lincolnshire County Council
 Client Ref Number:
 Project: Stamford County Offices Eastgate
 Site Ref / UPRN: N4101
 Mouchel Project No.:
 Drawing Title: Floor Plan 1

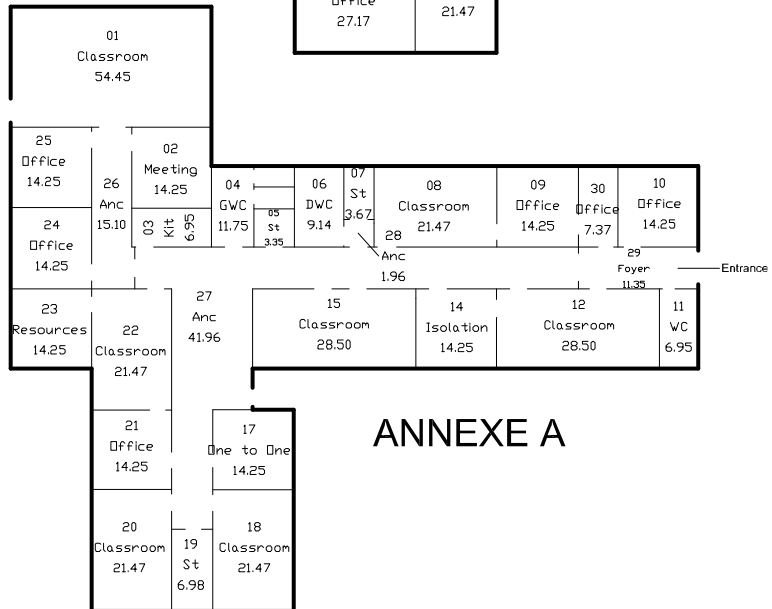
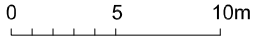
Design: Drawn: Checked: Approved:
 JDH

Date: June 2016 Scale: N,T,S

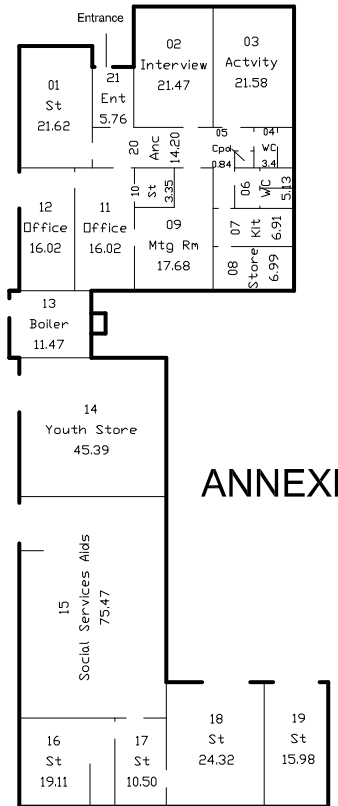
Drawing No: Rev. No:



MAIN BUILDING - FIRST FLOOR




ANNEXE A



ANNEXE B

THIS DRAWING IS THE PROPERTY OF MOUCHEL BUSINESS SERVICES, COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED, OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART WITHOUT THE CONSENT IN WRITING OF MOUCHEL BUSINESS SERVICES.



Lincolnshire CC, County Offices, Newland, Lincoln, LN1 1YL
Tel: +44 (0) 1522 836222

Client: Lincolnshire County Council

Client Ref Number:

Project: Sleaford County Offices Eastgate

Site Ref \ UPRN: N4101

Mouchel Project No:

Drawing Title: Floor Plan 2

Design: Drawn: Checked: Approved:
JDH

Date: June 2016 Scale: N.T.S

Drawing No: Rev. No:

Sleaford County Offices Complex, Eastgate



SCALE
1:1250

