

PRIME DEVELOPMENT OPPORTUNITIES

HARDYS FARM, ANCHOR LANE, INGOLDMELLS, LINCOLNSHIRE, PE25 1LZ



FOR SALE

PRIME DEVELOPMENT OPPORTUNITIES

- Freehold commercial development sites from 0.5 – 2 acres for sale
- Located on the A52, linking the main coastal resorts on the signposted route to Butlin's and Fantasy Island
- Part of a new £15m leisure park, within Ingoldmells which already hosts over 4,000 holiday homes
- New road layout and Holiday Park beginning construction in 2021

CONTACT US

For further information or to arrange an inspection, please contact:

Anthony Keohane

Automotive & Roadside
+44 7785 253058

anthony.keohane@colliers.com
www.colliers.com/uk/automotive



Outline planning permission for:

- Petrol station
- Convenience Store
- Fast Food Outlet
- Business Centre/Offices
- Sports/Leisure Facilities
- Visitor Centre
- Hotel
- Public House/Food Services
- Council support for complimentary amenities



LOCATION

The site is located in Ingoldmells on the A52 at the junction with Anchor Lane. This is the signposted route for Butlins Skegness, Fantasy Island Theme Park and the resorts of Ingoldmells, Chapel St Leonards and Winthorpe, as well as the main route connecting Mablethorpe & Sutton on Sea with Skegness.

It is being created as part of the expansion of the Hardys Farm Holiday Park development, this development is one of the largest along the East Coast of Lincolnshire providing an additional 1,000 touring caravan and holiday home pitches.

East Lincolnshire's 16 mile stretch of coastline has the highest concentration of static holiday homes in the country and attracts 1.5m day visitors and 1.4m staying visitors per annum, totalling almost 10,000,000 visitor days.

In addition to the popular beaches, there are numerous visitor attractions within the vicinity. These include; Butlins, Fantasy Island, Hardys Animal Farm and Jump Warriors Trampoline Park (which has already been developed on this site and is successfully operating year-round).

Currently no fuel amenity exists within a 4 mile radius of Ingoldmells. The nearest petrol station for visitors to Ingoldmells and Chapel St Leonards (the adjacent resort to Ingoldmells) is just over 4 miles away in Skegness. Travelling out of Ingoldmells to the North, residents and visitors need to travel over 11 miles before reaching a petrol station and over 10 miles when travelling to the West.

With the influx of holiday makers comprising of not just day trippers, but Holiday Home owners who visit their caravans from March to December, there is a huge opportunity for these much needed amenities. Despite the current Covid-19 pandemic, tourism has continued to see huge growth and it is predicted that this will continue for years to come as the domestic holiday market gathers speed.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



Anthony Keohane
Tel: +44 7785 253058
Email: anthony.keohane@colliers.com



Seb Prince
Tel: +44 7541 953 861
Email: Sebastian.prince@colliers.com

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