

**KIRK'S YARD**

BRANSTON

**Stirlin**

Stirlin Developments is a property development and construction company based in Lincoln, specialising in bespoke commercial and residential properties.

Stirlin are committed to making clients aspirations a reality and are able to offer a completely managed service, from design through to construction. Priding themselves in the quality of their work and have a growing reputation for attention to detail.

# Stirlin

Stirlin is a Lincoln-based property developer that specialises in high-quality commercial property. Since being established in 2007, Stirlin has developed over 230,000 square feet of commercial property in prime locations across Lincolnshire. Stirlin offer a completely managed service, from design through to completion, using their dedicated design and development team.



## Kirks Yard

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Following the recent success of the Business Park, planning permission has been approved for an extension to Kirks Yard that will provide a further 10 brand new business units.

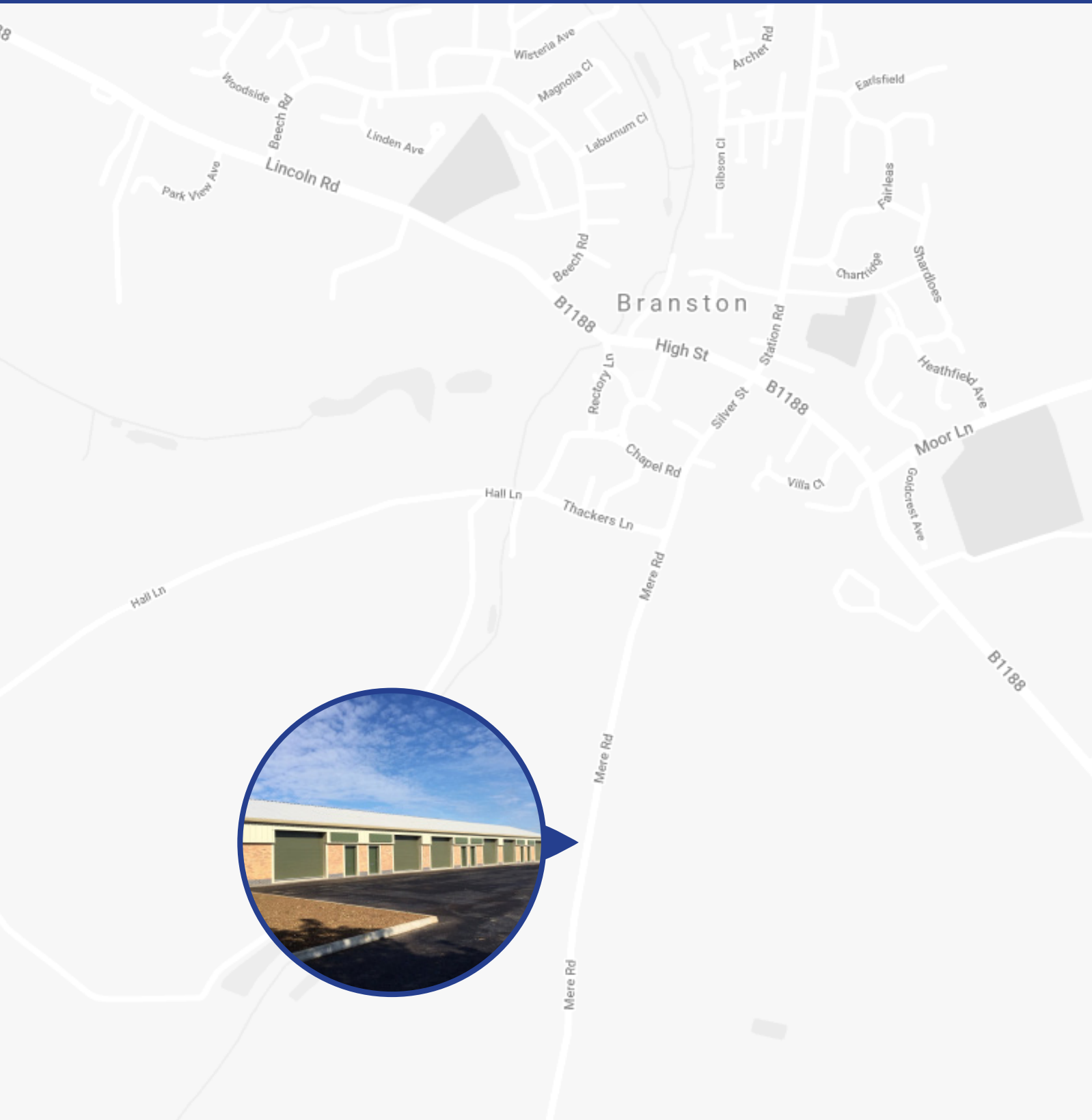
- Accessible location, close to the A15 and newly completed eastern bypass
- Units from 1,500 sq ft – 2,000 sq ft
- Modern Industrial Units suitable for a variety of uses
- High Specification
- Freehold / Leasehold
- Each unit will benefit from an electric sectional door, warehouse facility, personnel door, toilet facility and allocated parking.



## Site Location

Kirk's Yard is situated approximately 4 miles to the South East of Lincoln city centre.

The development is located just outside the village of Branston, having excellent access to the A15, B1188 and the newly completed Eastern Bypass.



## Available Units

**Unit 12**  
1,500ft<sup>2</sup> / 139m<sup>2</sup>  
**SOLD STC**

**Unit 14**  
1,500ft<sup>2</sup> / 139m<sup>2</sup>  
Price £199,950

**Unit 15**  
1,500ft<sup>2</sup> / 139m<sup>2</sup>  
Price £199,950

**Unit 16**  
1,500ft<sup>2</sup> / 139m<sup>2</sup>  
Price £199,950

**Unit 17**  
1,750ft<sup>2</sup> / 163m<sup>2</sup>  
Price £229,950

**Unit 18**  
1,750ft<sup>2</sup> / 163m<sup>2</sup>  
Price £234,950

**Unit 19**  
1,750ft<sup>2</sup> / 163m<sup>2</sup>  
Price £234,950

**Unit 20**  
1,750ft<sup>2</sup> / 163m<sup>2</sup>  
Price £229,950

**Unit 21**  
2,000ft<sup>2</sup> / 186m<sup>2</sup>  
Price £259,950

**Unit 22**  
2,000ft<sup>2</sup> / 186m<sup>2</sup>  
Price £264,950

## Further Information

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### Services

Mains electricity and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

### Outgoings

Business rates: TBA

Charging Authority: North Kesteven District Council

### Tenure

For sale with vacant possession OR To Let on a new full repairing and insuring lease for a minimum period of three years or longer, subject to negotiation.

### Service Charge / Management Company

Each building will contribute to the cost of shared services. Each building owner will be granted shares in the management company.

### Legal Costs

Each party will be responsible for their own legal costs.

### Energy Performance Certificate

An Energy Performance Certificate will be carried out for these units on completion of the construction.

### Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,  
21 The Forum,  
Lincoln,  
LN6 8HW

## Other Developments

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Having successfully delivered over 230,000 sq ft of high specification commercial property since 2007, Stirlin have developed a range of units suitable for a variety of businesses, individuals and investors. Bespoke design and build requirements have also been delivered across all of our developments to date.



### O'boyle Civil Engineering, Saxilby

O'Boyle Civil Engineering's office and warehouse was designed and built by Stirlin Developments, as part of our redevelopment of Riverside Enterprise Park at Saxilby.

The scheme consists of a complete refurbishment of the existing portal frame, along with a new build extension, to create a bespoke 5000 sq ft office and warehouse.

### Stirlin Business Park, Lincoln

Stirlin Business Park is situated on Sadler Road, close to the junction with Doddington Road, providing easy access to the recently upgraded A46 Lincoln bypass.

The location is at the heart of Lincoln's prime commercial district, with easy access to Lincoln City. The site extends to approximately 1.91 acres (0.77 Ha) and has extensive frontage to Sadler Road.



### Stirlin Court, Saxilby

Stirlin Court, is a mixed use site with 35,000sqft with a variety of occupants.

With a development total of 50,000sqft, spread between a mix of light industrial units, offices and workshops, it has brought a large number of businesses to the area. These businesses range from manufacturers and distributors to accountants and caterers.



Pygott & Crone

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Stirlin

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