

PLOT A, BEELS ROAD, NORTH MOSS LANE INDUSTRIAL ESTATE, STALLINGBOROUGH, NORTH EAST LINCOLNSHIRE, DN41 8DN

INDUSTRIAL DEVELOPMENT SITE OF 0.214 HECTARES (0.53 ACRES) APPROX



pph-commercial.co.uk



LOCATION

Stallingborough is a North East Lincolnshire village comprising of two component parts, being a rural residential village and also an industrial area adjoining Immingham Dock, the two areas are effectively divided by the A180. Stallingborough is located approximately 7 miles to the North West of Grimsby town centre.

The combined Humber Ports boasts the UK's largest multi-purpose ports complex serving the North and handle more than 65 million tonnes of cargo annually having close links to Europe and Scandinavia, whilst Immingham's rail infrastructure handles more than 260 rail freight movements per week. The area has seen increased activity through the Port and also expansion of the petro-chemical industries along the Humber Estuary. In addition the Humber is leading the way in the renewable energies sector with around £2.5 billion being invested in wind, tidal, bio-fuels and renewable projects.

Stallingborough has also recently benefitted from road improvement works carried out to the A160 between the junction of the A180 and Brocklesby interchange at a cost of approximately £93.3 million.

The site is located on the north side of Beels Road having direct frontage to Kiln Lane forming part of the popular and well established North Moss Lane Industrial Estate. The property benefits from good road access to the A1173, A180, A15, M180 and national motorway network.

DESCRIPTION

The site comprises a level rectangular shaped development plot, having frontage to both Beels Road and Kiln Lane. The site is located in an established industrial area where uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse & Distribution) uses would generally be permitted, subject to consent.

SUMMARY

- Industrial development site of 0.214 hectares (0.53 acres).
- Rare opportunity to acquire small freehold development site.
- Would suit a variety of industrial/business uses, subject to planning consent.

SITE AREA

0.214 hectares (0.53 acres) approx.

TERMS

The site is available For Sale, subject to the following terms and conditions.

PRICE

£100,000 plus VAT, subject to contract.

TENURE

We are advised that the site will be sold with the benefit of vacant possession upon completion.

BUSINESS RATES

At present the site is not assessed for business rates but following any subsequent development the property will then be subject to assessment for Non-Domestic Business Rates.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the Local Authority or Valuation Office Agency before proceeding with a transaction.

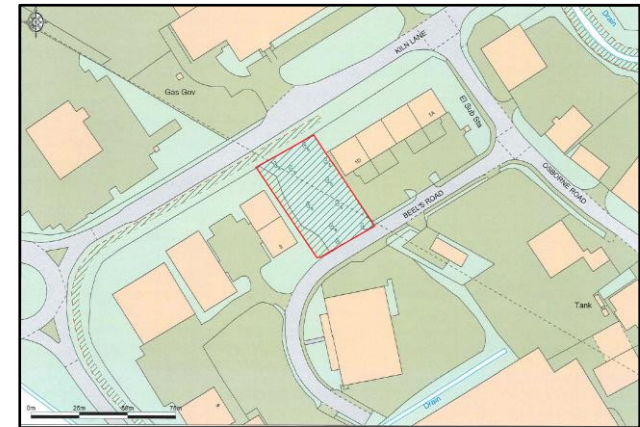
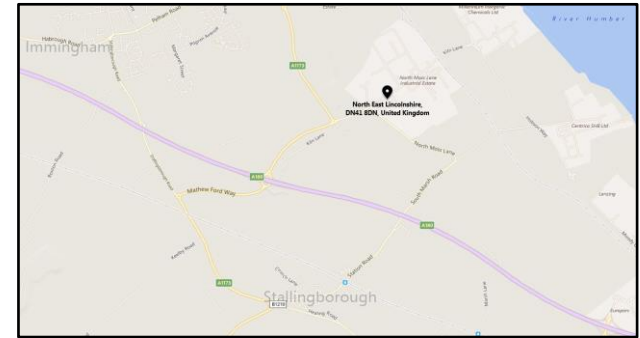
SERVICES

It is understood that mains services are available for connection in Beels Road and also Kiln Lane to the north.

Interested parties are advised to verify this information and to ensure there are sufficient services to suit their intended use.

PLANNING

There is no formal planning consent on the site, however the site lies within an established industrial area where uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse & Distribution) uses would generally be permitted, subject to consent.



CONTACTS



Duncan Willey

01724 294946

07710 344602

duncan.willey@pph-commercial.co.uk



Sam Fallowfield

01724 294942

07340 518003

sam.fallowfield@pph-commercial.co.uk

Date: June 2018

File Ref: 12803SL/1



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

Europarc, Innovation Way
Grimsby
North East Lincolnshire, DN37 9TT
01472 267513
pph-commercial.co.uk

