



## Humber Road, Barton upon Humber, North Lincolnshire, DN18 5BW

For Sale - Development Site of 0.42 Ha (1.04 acres) approx.

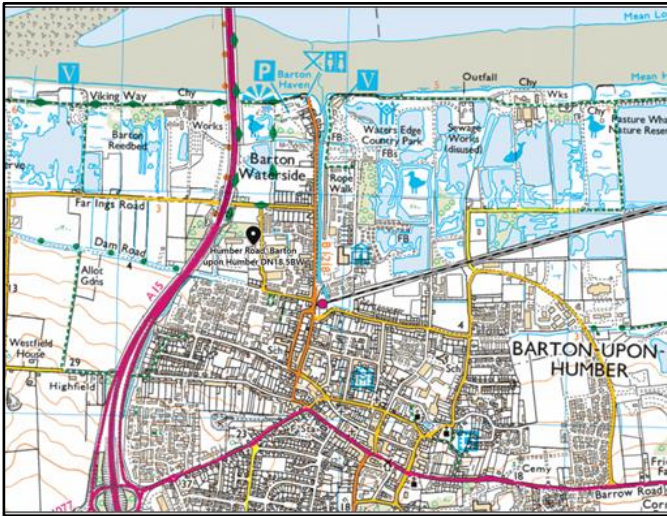


## Location

Barton upon Humber is a substantial settlement of approximately 9,500 people. The town is located adjacent to the Humber Bridge (A15) and serves the rural areas of North Lincolnshire providing a central retailing area with a good range of housing and educational facilities together with two main industrial areas to the east and western fringes of the town being Humber Road and the Humber Bridge Industrial Estate. There are also a good range of local amenities serving the surrounding area.

Barton upon Humber benefits from good road access to the A15 which in turn provides good road access to the Humber Bridge, Hull and East Riding, M62 and A180/M180. Scunthorpe lies to the south west whilst Grimsby is to the south east.

The site is situated on the west side of Humber Road, between the junctions of Far Ings Road and Dam Road, approximately ¼ mile north of Barton town centre.



## Summary

- Site area 0.42 Ha (1.04 acres) approx.
- Would suit a variety of uses, subject to planning.
- Excellent location with good road access to the A15, Humber Bridge and Barton town centre.

## Description

The site comprises an irregular shaped parcel of land with extensive frontage to Humber Road. There is currently a two storey detached office building of 1,318 sq m (14,182 sq ft) approx. on site together with on site car parking for 67 cars approx.

## Site Area

	Ha	Acres
Site Area	0.42	1.04

## Terms

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

## Price

£295,000 plus VAT (if applicable), subject to contract.

## Tenure

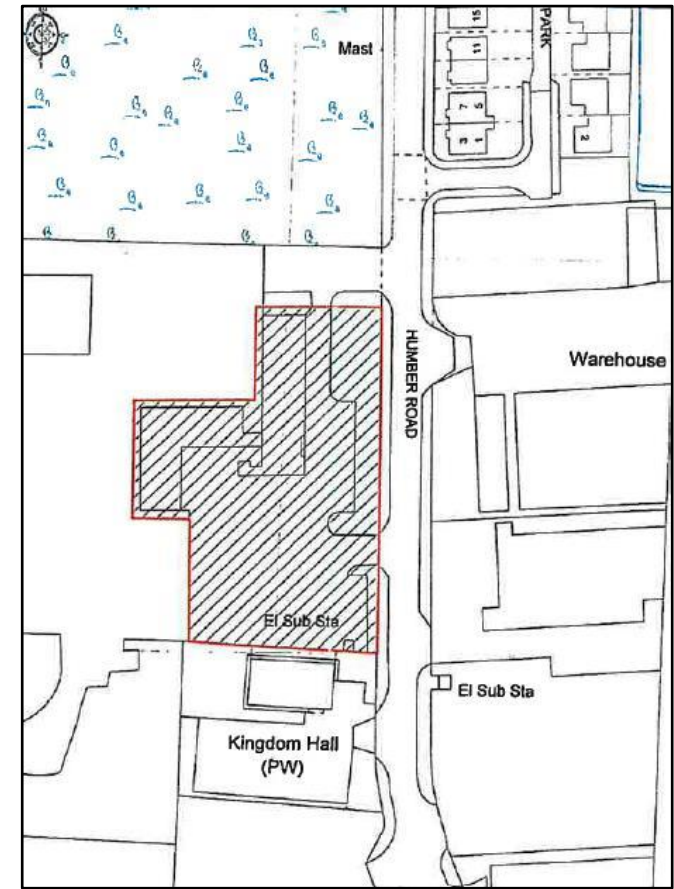
We are advised that the property is freehold and will be conveyed with the benefit of vacant possession upon completion.

## Business Rates

The property has been taken out of the rating list.

## EPC

Not applicable.



## Contacts

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