



## **Saltsground Road, Brough, East Yorkshire, HU15 1EQ**

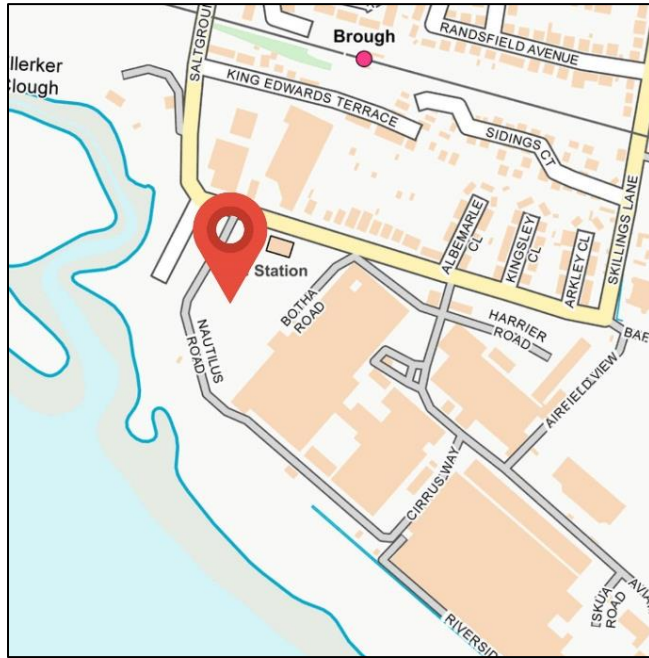
**2.3 Acres Of Prime Development Land – Available For A  
Variety Of Uses Subject To Planning Permission**





## Location

The land is located on the western end of Saltsground Road, adjacent to the former BAE manufacturing facility in Brough. The site has open views across the River Humber and Brough Haven and is a 2 minute walk from Brough Station. Road communication links to the site are excellent with Saltsground Road connecting via Station Road to Cave Road and onto the A63.



## Description

The site extends to 2.3 acres and has direct vehicle access off Saltsground Road. The site is fully fenced and enclosed and is available for sale with the freehold being conveyed upon completion. The site would be suitable for a variety of leisure, residential and office uses, subject to full planning consent.

## Summary

- 2.3 acre freehold development site
- Suitable for a variety of leisure, residential and office uses, subject to full formal planning consent
- All mains services are available in Saltsground Road
- Good vehicle access to the site via local road network.
- Brough station is an approximate 2 minute walk from the site
- Extensive views across Brough Haven and River Humber

## Accommodation

0.93 ha (2.30 acres)

## Terms

The freehold interest in the site is available for sale with full vacant possession upon completion.

## Price

By application from the sole agent.

## Services

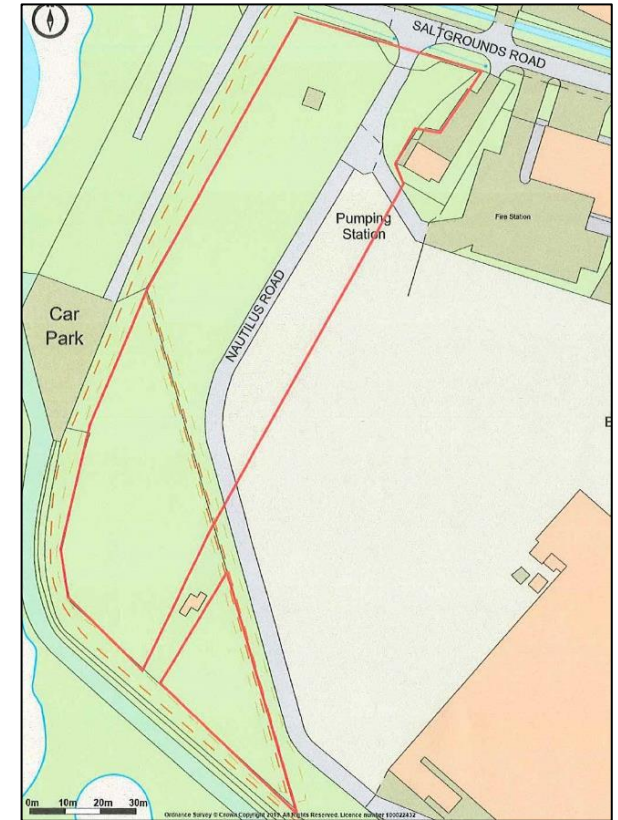
All mains services are available to the area.

## VAT

The site is registered for VAT.

## Planning

The site falls within the former BAE manufacturing facility and is therefore zoned for employment use. Full formal planning consent will need to be obtained from the planning authority for whatever use the purchaser wishes to put the site to.



## Contacts

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