



Residential Development Site, Trenchard Close, Immingham, North East Lincolnshire, DN40 1AN Land For Sale 0.32 Ha (0.78Acres) approx.

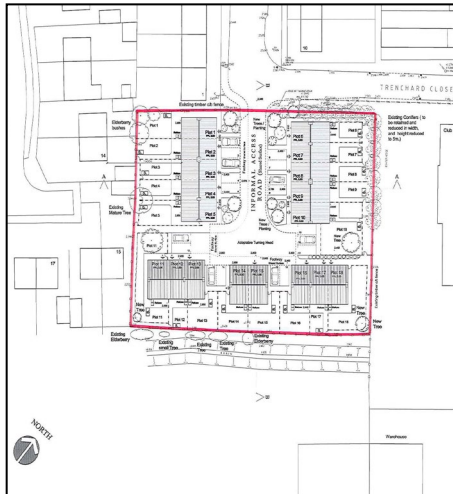


Location

North East Lincolnshire has a resident population approaching 150,000 people, although benefits from a much larger surrounding catchment area. Immingham is ideally situated with road connections to the A180, which in turn provides road access to the M180, the Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south-west.

The combined Humber Ports boasts the UK largest multi-purpose ports complex serving the north and handles 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 movements a week.

The town of Immingham has a population of approximately 20,000 people within a 10-mile radius. It has seen particular improvement in business terms over the past few years, with increased activity through the port and also expansion of its petro-chemical industries along the Humber estuary. In addition the Humber is leading the way in the renewable energy sector with around 2.5 billion pounds being invested in wind, tidal, bio fuels and renewal projects. The more recent announcement about the Humber Freeports will also serve to further improve the area.



Summary

- Freehold residential development site of approx. 0.32 Ha (0.78 acres).
- Planning consent for 18 No. town houses to the rear.
- No S106 contributions or affordable housing.

Description

The site is level, square in shape with access from Trenchard Close which connects to Kings Road. This is a brownfield development site there was formerly a hospital on the site which was demolished some years ago.

Planning

Planning permission currently exists for 18 No. townhouses being 15 No. three bedroom and 3 No. two bedroom houses with associated car parking and vehicular access. Further details including drawings and artists impressions are available through the sole agents.

Services

We understand that all mains services are available for connection. Interested parties should however verify this themselves.

Terms

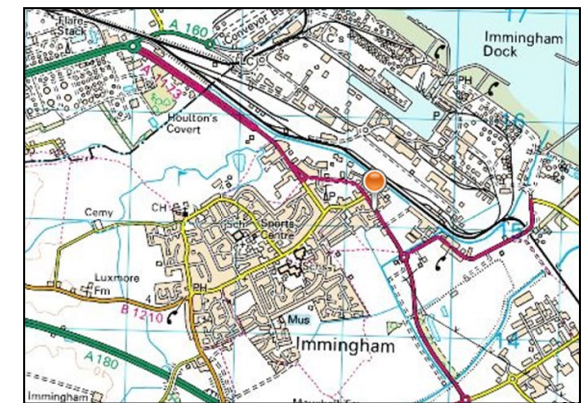
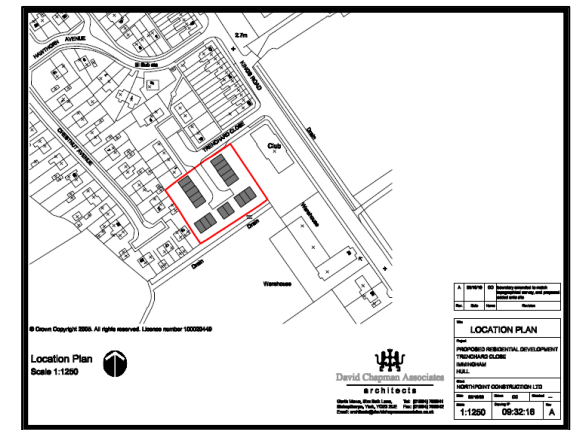
The site is available For Sale, subject to the following terms and conditions.

Price

£260,000, subject to contract.

Tenure

We are advised that the site is freehold and will be conveyed with vacant possession upon completion. Further details are available from the sole agents.



Contacts

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Joint Agents

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