



FOR SALE:

01482 645522

**Land To The North Of, Lancaster Approach,
North Killingholme, North Lincolnshire, DN40 3JZ**



Freehold £175,000

FEATURES

- 1.31 hectares (3.24 acres) commercial development land
- Allocated for B1 and B8 development
- Established industrial area
- Well located for access to A160, road network & Humber ports

CONTACT

Carl Bradley
carlbradley@clarkweightman.co.uk 07971 875 863
Simon Weightman
simon@clarkweightman.co.uk 07971 875 862



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DESCRIPTION

The available land is broadly rectangular in shape having a frontage to Lancaster Approach of approximately 91m (300 ft). The land is allocated within the North Lincolnshire "Housing and Employment Land Allocations" Development Plan, adopted March 2016 for employment use. The site is suitable for development for B1 (Business / Light industrial) space and B8 (Storage and Distribution). Vehicular access points will need to be agreed with the Highways Authority. Please note that we are also marketing a parcel of land extending to 3.098 hectares (7.655 acres) opposite this site to the south of Lancaster Approach.

LOCATION



The land is situated to the north of Lancaster Approach close to the junction with Top Road. This is an established industrial area which has been long associated with the warehousing and distribution sectors, but with other occupiers in the immediate vicinity including engineering businesses, construction and plant hire. The North Killingholme Industrial Estate is situated to the west of the North and South Killingholme villages and to the north of the A160. The A160 provides access to the A180 motorway link road and to the Humber ports

TERMS

The land is being offered for sale freehold and with vacant possession at a guide price of £175,000.

ACCOMMODATION

Site area 1.31 hectares (3.24 acres)

OTHER INFORMATION

Local Authority - North Lincolnshire Council

Rateable Value – The site is not currently assessed for rating purposes

EPC - N/A

Services - Prospective purchasers are advised to make their own enquiries as to the availability and capacity of services to the site.

VAT - All prices expressed in these particulars are exclusive of VAT. We will be pleased to confirm whether VAT is applicable to this transaction.

Tenure – We have been advised by the client that the property is freehold. Please note that there is a pipeline running parallel to the eastern boundary which is subject to a lease and maintenance easement. Further details are available on request.

Legal Costs – Each party will be responsible for their own legal costs in respect of this transaction.

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