

On behalf of the Joint Fixed
Charge Receivers

DEVELOPMENT OPPORTUNITY FOR SALE

Land to the West Side of Saltsground Road,
Brough Haven, Hull HU15 1ED



SW
Sanderson
Weatherall

Description & Location

A cleared site situated to the west of Saltsground Road and adjacent to the Humber YAWL Sailing Club. The site was formerly occupied by Frank Gresham & Co Ltd and known as the 'Haven Sawmills'.

The site is around 1.5 miles to the south west of the A63 Welton Interchange and close to Brough's various local amenities including the railway station which provides direct links to Hull, Leeds and Manchester.

The Humber Enterprise Park and Brough Business Park are in close proximity as are various notable occupiers including BAE Systems, Wren Kitchens and Purex International.

Site Area

2.18 hectares (5.39 acres)

Town Planning

The site is unallocated within the East Riding Local Plan and, from our discussions with the Council, we understand the former sawmill business operated under a B8 (Storage or Distribution) planning use.

The most recent planning history relates to an undetermined outline planning application (reference 20/02996) for the 'Erection of 246 residential (C3) apartments and associated infrastructure (Access to be considered)'.

We advise that any specific planning related queries regarding the above and / or potential uses for the site are directed to East Riding Council – planning@eastriding.gov.uk

Tenure

The site is held freehold under three separate Land Registry title numbers – YEA58461, YEA60675 and YEA64862.

The access road leading to the site is owned by the Humber YAWL who has granted a right of way.

We understand an overage clause exists which entitles Frank Gresham & Co Ltd to a payment of £600,000 in the event of planning permission being obtained for residential use only.

Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Price

Offers are invited for the freehold interest.

Our client's preference is for unconditional offers but consideration will be given to any proposals which are conditional on obtaining planning permission.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party will be responsible for their own costs.



Contact

For further information or to arrange a viewing please contact:

Neil Bestwick
neil.bestwick@sw.co.uk
07710 986992

Craig Watson
craig.watson@sw.co.uk
07793 315664

Carl Bradley
carlbradley@clarkweightman.co.uk
07971 875863

