

# FOR SALE BY INFORMAL TENDER



## Vacant 2 Acre Potential Residential Development Site

Waterside Road, Barton upon Humber, North Lincolnshire, DN18 5BH

- Former Haulage Yard
- Site cleared of all buildings
- Positive feedback from Local Planning Authority
- Potential for residential development

Bids to be submitted by Friday 6th November 2020

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COMMERCIAL  
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ACROSS THE  
HUMBER  
REGION



**LOCATION** This development site is situated with frontage onto Waterside Road in a predominantly residential area but within easy walking distance to local facilities and amenities including the Tesco supermarket and bus and train station within the town of Barton upon Humber.

Barton upon Humber is a town within North Lincolnshire, situated on the south bank of the River Humber and at the southern end of the Humber Bridge. Its population, according to the 2011 census was 11,066, however the town has significantly grown in the last 10 years with the biggest significance being Wren Kitchens relocating their headquarters to Barton upon Humber in 2013 and their current ongoing development which will double the size of their factory and create an additional 1,200 jobs at the other end of Barton upon Humber once completed.

Barton upon Humber currently has three primary schools and a senior school. The town has good connections to the A15 trunk road which leads over the Humber Bridge to the East Riding of Yorkshire and the neighbouring city of Kingston upon Hull. It is also within easy driving distance to the other towns within Northern Lincolnshire, including Scunthorpe, Immingham and Grimsby.

**DESCRIPTION** The property comprises a former haulage yard. All former buildings have been demolished down to ground level and the site has been reasonably cleared and is mainly surfaced with concrete and part tarmac. A topographical survey has been obtained for the site in its existing state and a flood risk assessment has also been obtained.

An informal planning enquiry has been undertaken with North Lincolnshire Planning Authority along with an initial schematic site layout plan for the redevelopment of the site to provide 21 residential units, these being a mixture of semi-detached and terraced houses. A copy of the informal planning enquiry that was submitted to North Lincolnshire Planning Authority is available to interested parties, along with the email trail of response received back from the Planning Authority where they have confirmed that the proposal broadly is acceptable in principal, providing all technical issues as indicated within the informal enquiry are overcome.

We are seeking informal tender bids for the sale of the property in its existing form and all conditions attached to the bids should be made at the initial bid stage so that proper initial assessment can be undertaken.

### ACCOMMODATION

All buildings to ground level have been demolished.

**TERMS** The property is to be sold by informal tender in a single lot, freehold and with vacant possession. We anticipate any sale will be subject to obtaining planning consent.. Bids are required by 12 noon on Friday 6th November 2020. Bids to be in a sealed envelope and marked 'Waterside Road Informal Tender.'

### OTHER INFORMATION

**Local Planning Authority:** North Lincolnshire Council.

Informal enquiries have been undertaken with the Housing Investment Officer, Tanya Coggon, telephone number 01724 297486.

**Rateable Value:** Not applicable.

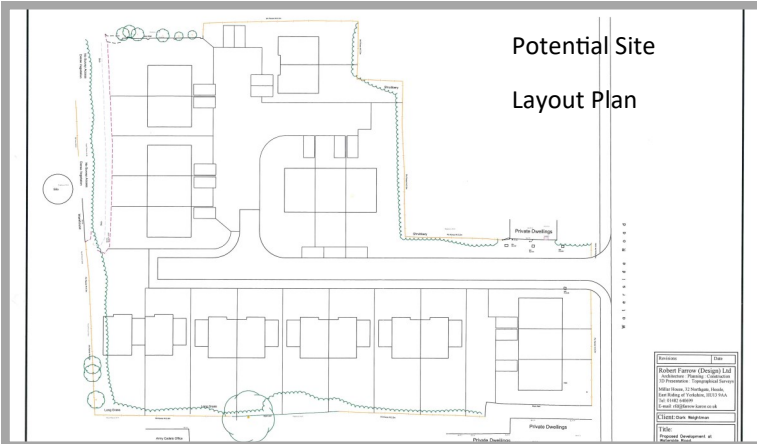
**EPC:** Not applicable.

**Services:** All mains services are available within the locality. Please note that the services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

**VAT:** The sale price is quoted exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

**Tenure:** We are advised that the property is Freehold. We are awaiting for formal confirmation from the vendors solicitors.

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



**Simon Weightman • Director**  
simon@clarkweightman.co.uk

**Clark Weightman Ltd • 18/231**  
20 The Weir, Hessele, HU13 0RU



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