

ALL ENQUIRIES



2.7 Acres Development Land, Winterton Road, Scunthorpe, DN15 6TZ

- Rectangular block of development land in
- Site Area 1.09 hectares (2.7 acres)
- Adjoins Buzz Bingo Club
- Previous Planning Permission granted for non-food retail development considered suitable for industrial/warehouse use

Guide Price £275,000

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COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION

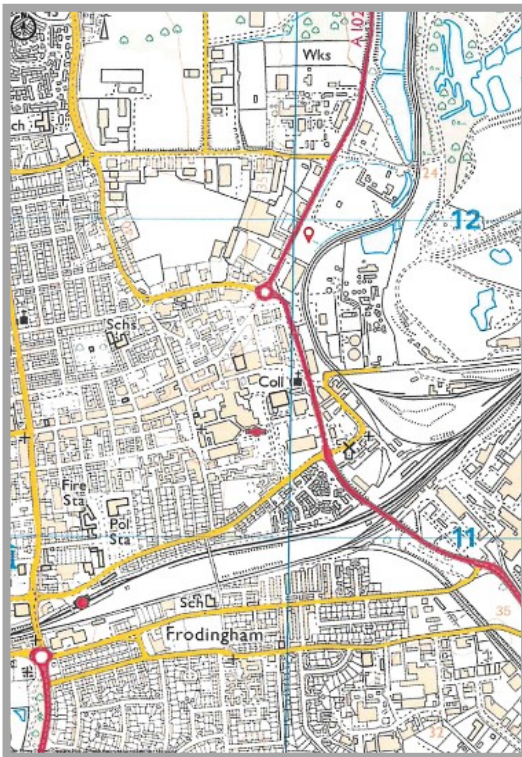


LOCATION

The land lies on the east side of Winterton Road between its junction with Brigg Road and Warren Road on the northern edge of Scunthorpe.

The property lies immediately to the north of the Buzz Bingo Club and opposite a variety of industrial uses. There are a variety of trade counters nearby on Glebe Road including Topps Tiles, Johnstone's Decorating Centre, Wickes and Bath Store, together with an Aldi supermarket.

Scunthorpe town centre is within a short distance.



DESCRIPTION

The land is level and is made up ground. It is rectangular in shape and bounded on its east side by a railway line and to the south by the Buzz Bingo Club.

Gas tests were carried out over a period of three years between 1996 and 1998 and no methane gas was detected on site at that time.

Access rights have been retained through the Gala Bingo. This access road can be used if required although purchasers can make their own investigations of the Highway and Planning Authority in respect of creating an access direct off Winterton Road.

Planning Consent was previously granted in 1996 for the erection of a non-food retail unit (Ref North Lincolnshire Council 96/1633) The land is considered suitable for industrial warehouse or trade counter use subject to planning consent.



TERMS

Guide Price £275,000

SITE AREA

Site Area 1.09 hectares (2.7 acres)

OTHER INFORMATION

Local Authority: North Lincolnshire Council. For Town Planning Enquiries please telephone 01724 297330 or email markniland@northlincs.gov.uk

Services: All mains services are available nearby and rights have been retained to connect into these from the adjoining Gala Bingo site. Purchasers should however confirm that these arrangements are satisfactory and will meet their requirements.

VAT: The sale price is quoted exclusive of VAT which will be applicable to this transaction.

Tenure: We are advised that the property is Freehold. Land Registry Title No: HS254423.



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