

DEVELOPMENT LAND AVAILABLE

HULL, HU3 4SA

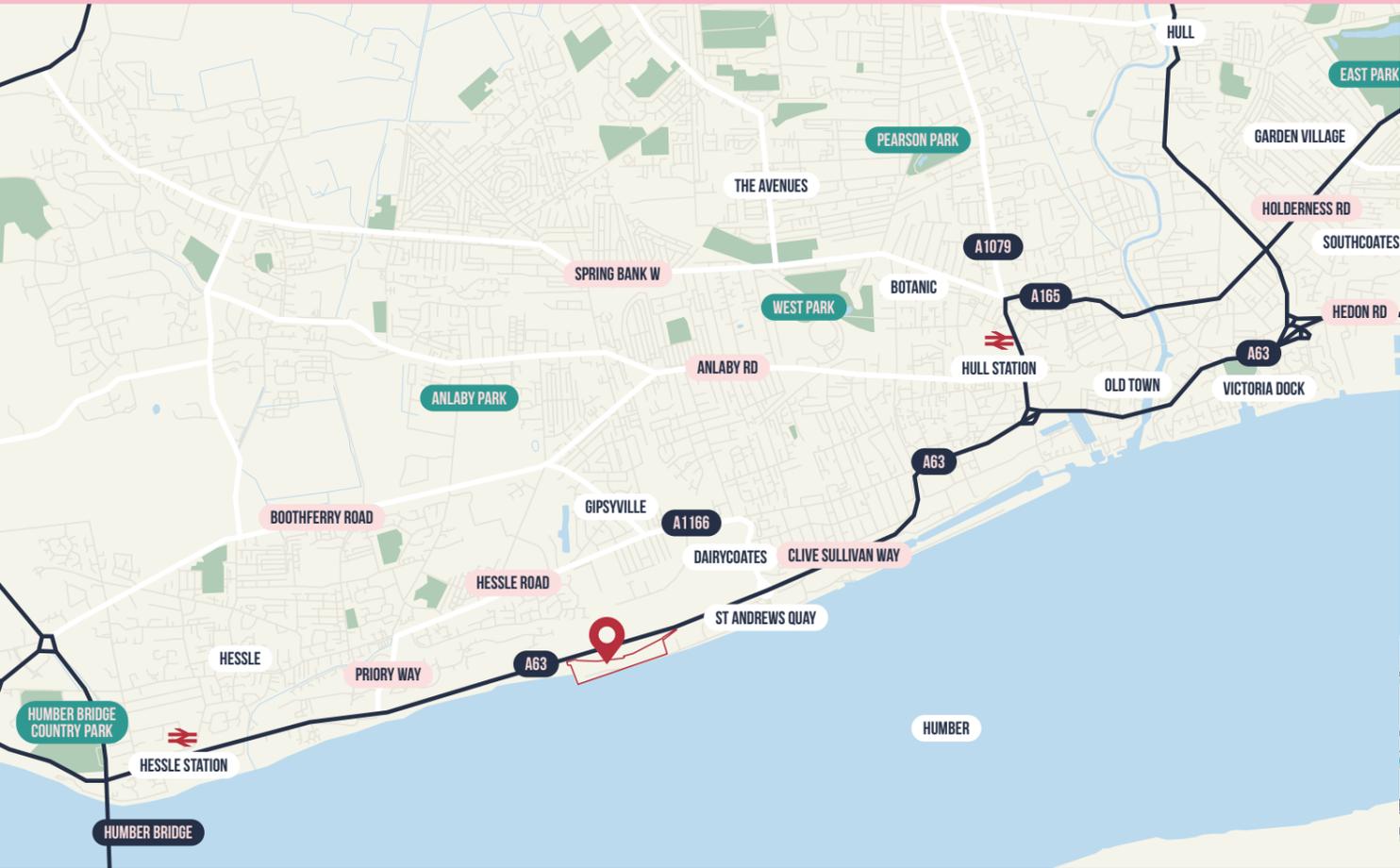
ON THE INSTRUCTIONS
OF ADMINISTRATORS



DEVELOPMENT LAND
ST ANDREWS QUAY,
HULL, HU3 4SA

30 ACRES (12.1HA)

AN ESTABLISHED COMMERCIAL LOCATION WITH FRONTAGE TO THE A63 WHICH IS THE PRIMARY ARTERIAL ROUTE CONNECTING THE MOTORWAY NETWORK TO THE WEST, HULL CITY CENTRE TO THE EAST AND THE CITIES DOCKS.



THE SITE FRONTS THE PRIMARY VEHICULAR ROUTE INTO AND OUT OF HULL.

LOCATION

The City of Kingston-Upon-Hull has a population of around 250,000 with a further 150,000 in the immediate surrounding suburbs. It is a major industrial city with extensive river port facilities. The area is home to a number of major businesses including Arco, BAE Systems, Reckitt Benckiser, Siemens, Smith & Nephew, BP, Guardian Industries and Wren Kitchens.

DESCRIPTION

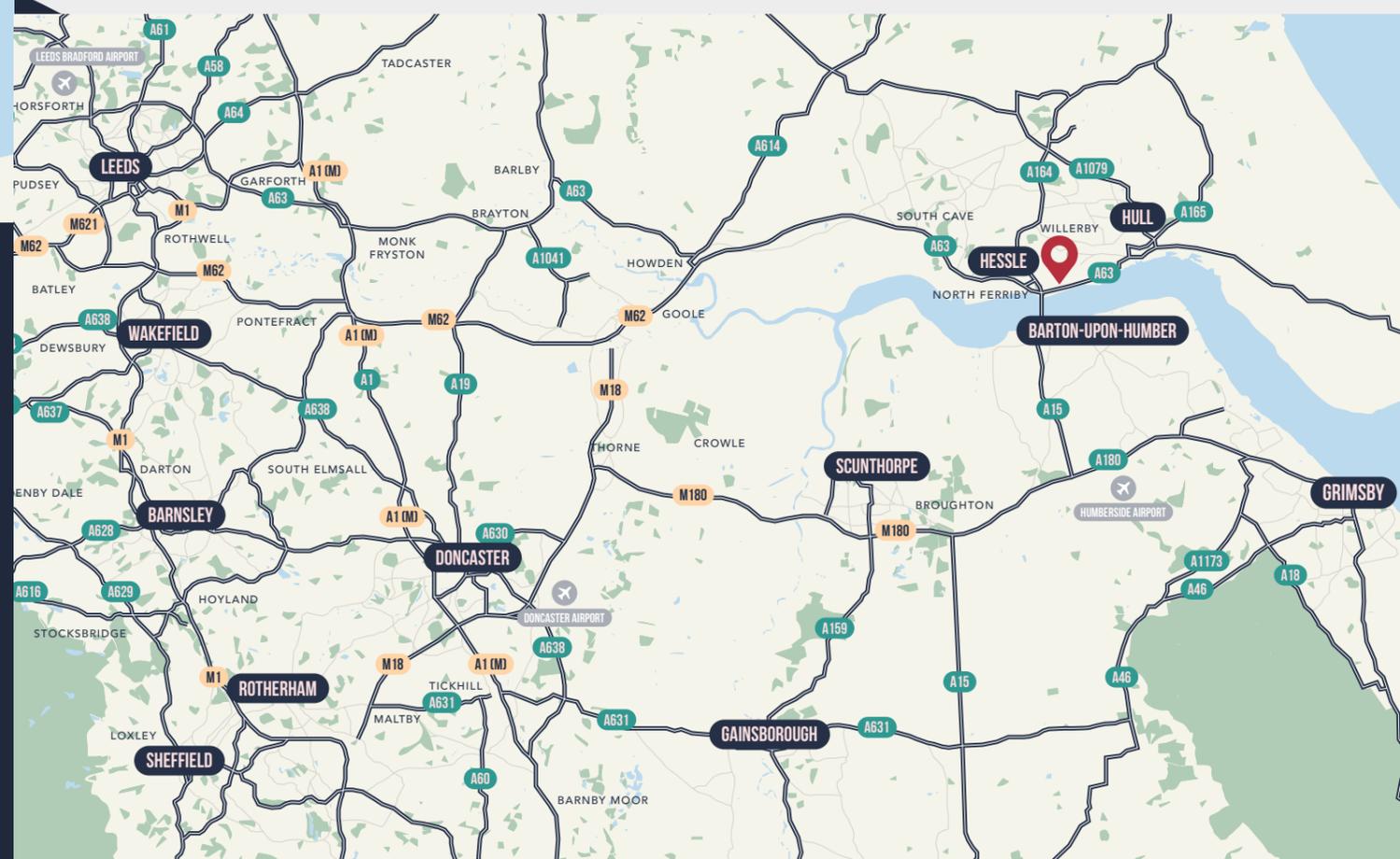
This brown field site forms part of the former St Andrews Dock and has an attractive waterfront onto the Humber Estuary to the south, and is prominently positioned along the primary route into the city along Clive Sullivan Way (A63) to the north.

PLANNING

The site is unallocated by the local planning authority but there is a policy under it's "white land" status to proactively work with the land owner/developer to determine the best use for the site. Interested parties should make enquiries with the sole agent who will facilitate guidance and information from the local planning authority. Employment uses or residential development maybe considered.

DEMOGRAPHICS

Hull is ranked as one of the best locations for businesses in the UK. Employment is the highest on record with local wages growing faster than the national average. Attracting more than £3 billion of investment, creating more than 6,000 new jobs since 2013 in the renewable energy, healthcare, telecommunications, ports and tourism sectors.

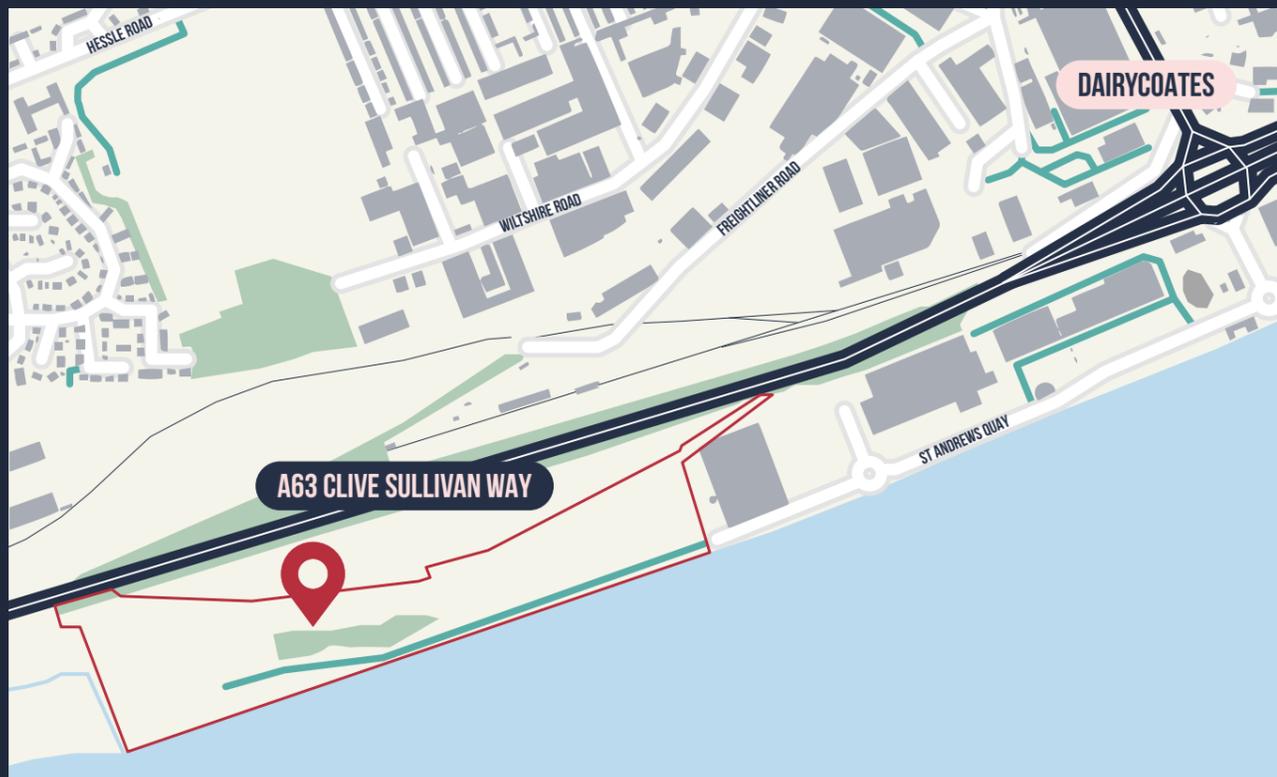
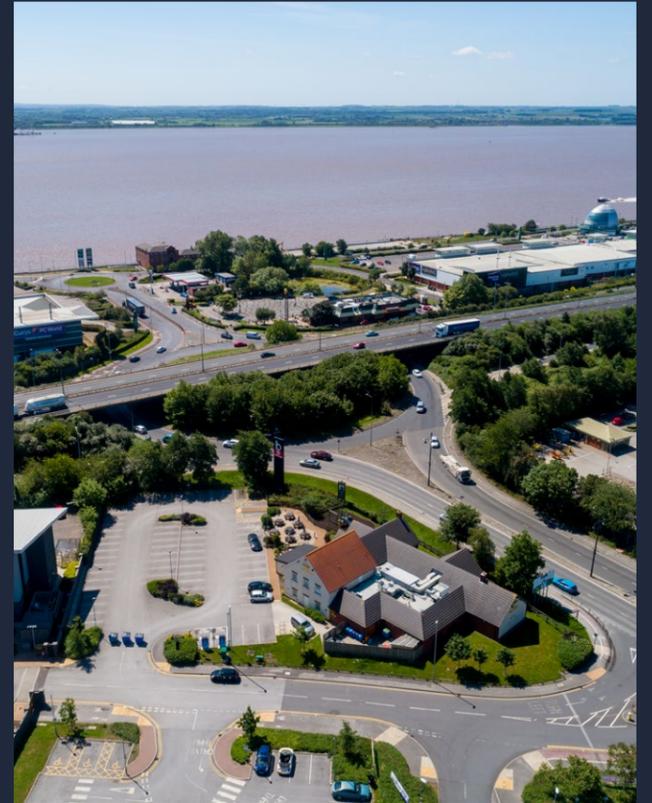


ATTRACTIVE WATERFRONT LOCATION ALONG THE PRIMARY ROUTE INTO HULL



260,645 POPULATION OF HULL

Seaports (miles)		Stations & Places (miles)	
Hull Docks (East)	2.6	Hull Railway Station	2.5
Immingham	26.8	Hessle Station	4
Grimsby	30.9	North Ferriby	7
Goole	27.3	Humber Bridge	5
Airports (miles)		Roads (miles)	
Humberside Airport	18.6	M62	14.1
Doncaster Airport	48.8	M18	37.3
Leeds Bradford Airport	66.8	M1	56



DIGITAL CITY
MANUFACTURING CITY
PORT CITY
UNIVERSITY CITY

GREAT CONNECTIVITY FUTURE FOCUSSED WATERFRONT LOCATION GREAT TRANSPORT LINKS ESTABLISHED LOCATION

ADDITIONAL INFORMATION

Further information is necessary to fully consider this opportunity. Details relating to covenants and planning are available on application.

[VIEW THE DRONE FOOTAGE](#) [CLICK HERE](#)

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**DEVELOPMENT LAND,
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