

FOR SALE

Andrew Miller

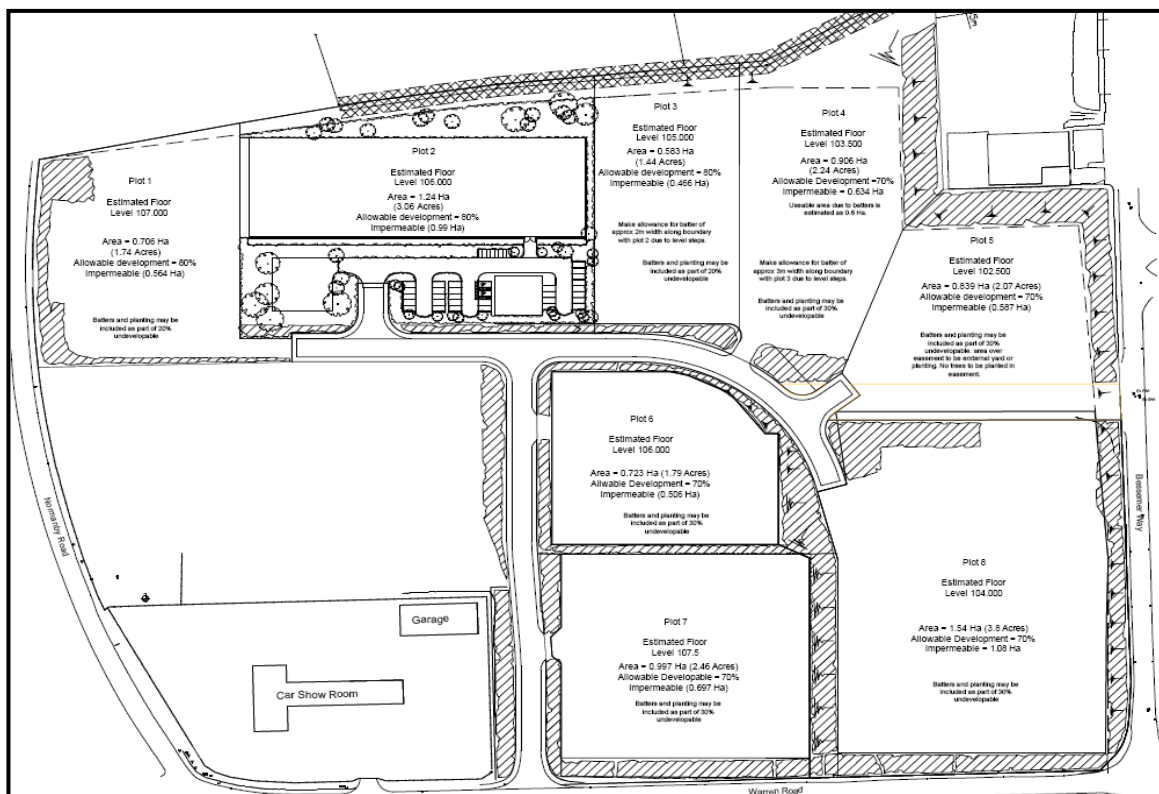
Chartered Surveyors

0114 236 2340

CommercialPropertySurveyors.com

PROMINENT DEVELOPMENT LAND

Sites from 1½ to 14 acres



(Indicative Site Layout)

ONWARD PARK
off WARREN ROAD
SCUNTHORPE DN15 6XH

LOCATION

The site has frontage to Warren Road, Normanby Road & Bessemer Way. Normanby Road, is one of the town's main access roads and links direct to the north west orbital road and onto the M181/M180 and national motorway network.

There are a mixture of surrounding occupiers, including various new and pre-owned car dealerships, Screwfix & other trade suppliers, as well as a variety of other trade and commercial occupiers.

DESCRIPTION

The land comprises approximately 14.0 acres and has outline planning permission for Office/Light Industry (B1), General Industry (B2) & Warehouse (B8) uses. One plot has consent for B8/Trade Counter use.

Please note that individual buildings and developments will require detailed planning permission.

The land has frontage to Normanby Road, Warren Road and an elevated frontage to Bessemer Way. Vehicle access is from Warren Road.

The land is available in plots from 1.5 acres upwards, with all main services available.

TERMS

Plot 1 - SOLD

Plot 2 – Driving Standards Agency - driving test & motorcycle test centre

Plots 3, 4 and 5 are available at £50,000 per acre, plus vat. The more prominent Plots 6, 7 and 8 are £75,000 per acre, plus vat.

Alternatively sites may be taken on a 125 year ground lease at an annual rental to be agreed, subject to five yearly rent reviews.

Note: Design and build packages can be made available on either a leasehold or freehold basis. Prices and rental for a complete building will depend upon specification.

Updated: January 2016

Conditions Under Which Particulars Are Issued.

Andrew C Miller Limited t/a Andrew Miller Chartered Surveyors – for themselves and for their vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for guidance of the intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Andrew C Miller Limited or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of Andrew C Miller Limited, has any authority to make or give representations or warranty whatsoever in relation to the property.
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Andrew C Miller Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.