

Junction 38 M62, Innovation Drive,
Green Park, East Yorks, HU15 2FW

FOR SALE

Development Site

Extending to 0.17 Hectares (0.42 Acres)

Adjacent to Junction 38 of the M62 with
easy regional accessibility

Planning consent granted for 575.9 sq m
(6,200 sq ft) office scheme Sept 2018
(Valid through to Sept 2021)

Overall business park has consent for B1
(Business), B2 (General Industry) and
B8 Storage & Distribution Uses

Will suit alternative uses & schemes
subject to planning consent

Guide Price - £150,000

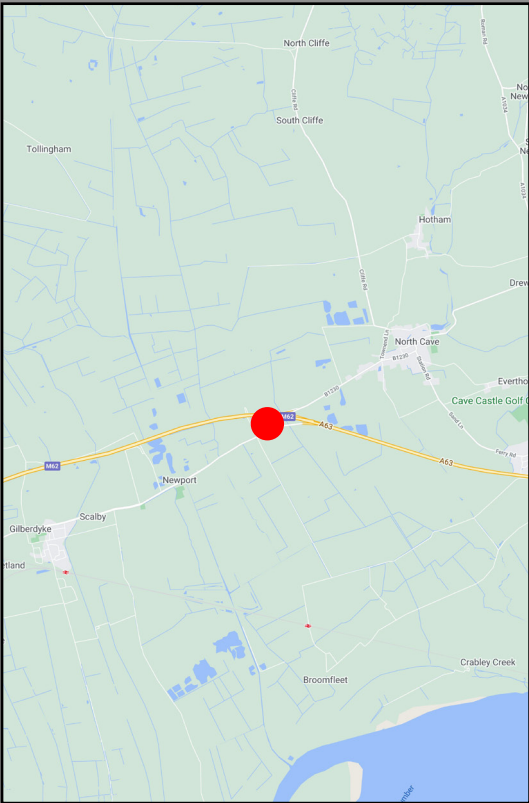


Scotts
01482 325634



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FOR SALE



Scotts
 01482 325634
 www.scotts-property.co.uk

LOCATION

The property is located adjacent to Junction 36 of the M62 in East Yorkshire on a mixed use business park accessed via Main Road, Newport (B1230). The immediate area is rural in nature, providing an attractive location for business. Hull is a 20 minute drive east of the subject site via the A63 and Goole 12 minutes west via the M62.

DESCRIPTION

The subject site is a development opportunity on an established business park which has consent for mixed uses including B1 (Business), B2 (General Industry) and B8 Storage & Distribution Uses.

The subject site is served via Innovation Drive and Green Park Road from the B1230.

SITE

Development Site Extending to 0.17 Hectares (0.42 Acres)

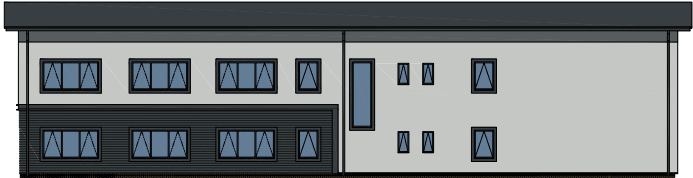
PLANNING

In addition to planning consent for B1 (Business), B2 (General Industry) and B8 Storage & Distribution Uses on the overall site, the subject property benefits from planning consent for "The erection of two-storey building with associated car parking" under reference DC/18/02145 Approved Sept 2018. A full information pack on the existing planning consent is available on request.

Will suit alternative uses and schemes subject to planning consent.



Proposed Elevation 1



Proposed Elevation 3

Not to Scale - For Identification Purposes Only

DISPOSAL TERMS

The site is available For Sale at a guide price of £150,000.

ENERGY PERFORMANCE RATING: Not Applicable

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

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