

Land off Cheapside,
Holton-le-Clay, DN37 0HZ

FOR SALE

Development land in popular
industrial location

Close to A16

Extending to c.0.84a (0.34H)

Outline planning permission for
6 industrial units

Use Class B2 (Industrial) and
B8 (Storage and Distribution)

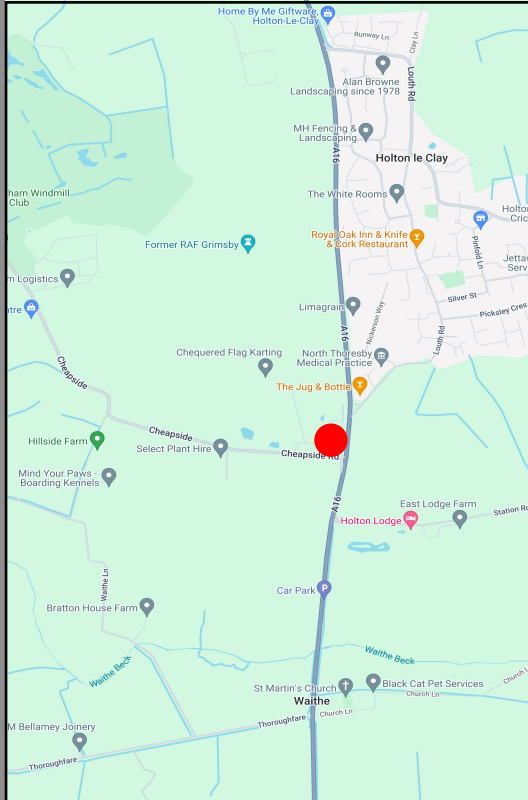
Offers over £165,000

Scotts
01472 267000



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What3Words ///ample.bags.lakeside

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01472 267000
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LOCATION

Holton le Clay is a popular commuter village located 5 miles to the south of Grimsby. The village has a population of c.3,600 (Census:2021) and benefits from a police station, Dr's surgery as well as an infant and junior school.

DESCRIPTION

Within this context, site is located to the south of Holton-le-Clay on the western side of the A16. The site is accessed via Cheapside and consists of a parcel of land extending to c.0.84a (0.34H).

PROPOSED PLANS

The site benefits from planning permission under planning reference N/085/1529/23 for 6 industrial units falling under Use Class B2 (Industrial) and B8 (Storage and Distribution).

DISPOSAL

The site is offered For Sale at a guide price of offers over £165,000.

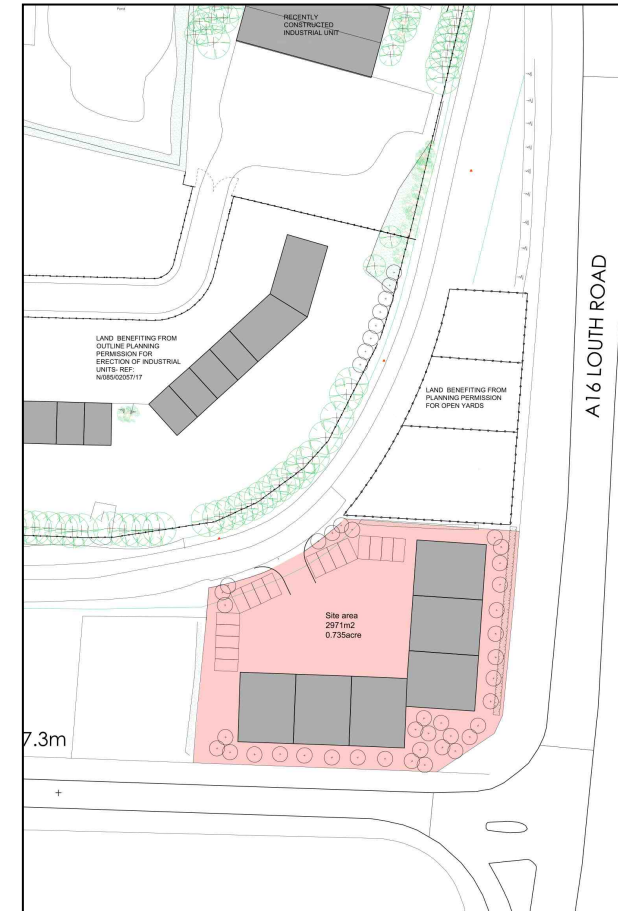
LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Not applicable

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or
Lawrence Brown lawrence@scotts-property.co.uk 07710 312712



NOT TO SCALE - For Identification Purposes Only

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