

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 - £175,000**

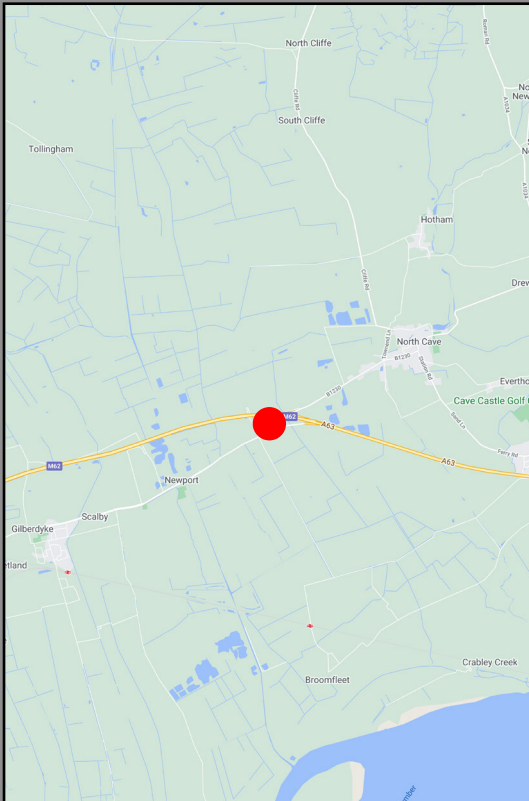


**Scotts**  
01482 325634



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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)

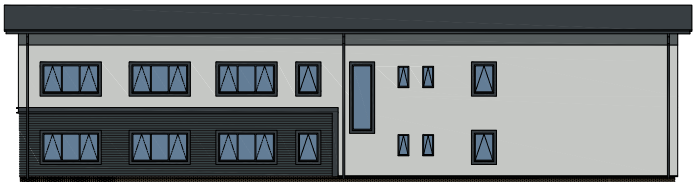
### PLANNING

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 £175,000.

**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 Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6789**

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