

**Plot 2 (Former Tarmac Site),
Off Normanby Road,
Normanby Enterprise Park,
Scunthorpe, North Lincolnshire, DN15 8QZ**

**Freehold for Sale
Offers Invited**



- Clear site - approx. 4.67 acres (1.89 Ha)
- Good links to road network including M180
- Suitable for commercial development (subject to planning permission).

North Lincolnshire Council is offering the property by Private Treaty

North Lincolnshire Council
Commercial Property
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

**North
Lincolnshire
Council**

Call (01724) 297330 Email businessinfo@northlincs.gov.uk

Location

Scunthorpe is the administrative centre of North Lincolnshire with a population of around 80,000.

The site is located off Normanby Road situated to the North of the town. There are excellent road links to the M180 motorway and beyond.

Scunthorpe railway station is approximately 3 miles to the South with direct links to Sheffield and Manchester and connection via these to both the East & West coast mainlines. Humberside and Robin Hood international airports are both within an hours drive.

What 3 words app locator:
school.rider.corner

The Opportunity

Normanby Enterprise Park (NEP) is a major cluster for distribution, manufacturing, and food and drink in North Lincolnshire. It represents an important location for future employment provision for businesses seeking to locate to a regionally strategic industrial estate.

Less than six miles from the motorway network, NEP is located north of the urban area of Scunthorpe and adjacent to the well-established Foxhills Industrial Park and sits in open countryside

Site area: Approx 4.67 acres (1.89 Ha).

Planning

The site is considered suitable for commercial development, subject to planning permission.

Prospective purchasers are strongly recommended to satisfy themselves on all Planning matters.

Further information regarding planning can be obtained from the council's Development Control team on 01724 297420 or 297493.

Flood risk

The site is not within an area of flood risk as defined by the environment agency.

However, purchasers are recommended to refer, amongst other things, to the Environment Agency's website and to the Local Planning Authority's "Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire".

Services

It is understood that some mains services are available within close proximity to the site. However, the Buyer will be responsible for making their own enquiries in respect of the availability, layout and suitability of such services.

Highways

An adopted highway, Normanby Road, exists to the West of the site. An unadopted highway exists to the north.

Access is preferred to be established from the unadopted road to the north. The purchaser of land immediately to the north of the subject site is contracted to construct a link road to serve that site (as per the detail within planning permission ref PA/2019/1390). That section is shown edged brown on the attached plan.

The purchaser of the subject site will be required to complete the access road (to an adoptable standard) on the section shown edged and hatched brown on the attached plan.

Rights of access will be granted over the proposed access road until such time as it is upgraded and adopted.

Please contact North Lincolnshire Council Highways to discuss access to the Site or other Highway issues.

Highway Development Services

Tel no: 01724 297000

E mail: highwaydevelopment@northlincs.gov.uk

Boundary Fencing

The purchaser will be responsible for erecting boundary fencing to secure any open boundaries to the site.

Possession

Vacant possession on completion.

Easements/Rights of Way

The site is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light support, drainage, water and electricity supplies and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves whether referred to in these particulars or not.

Land or Building Issues (Title/Contamination/Asbestos)

Freehold with Full Title Guarantee.

There are no known existing guarantees that will pass with the property.

The purchaser is expected to satisfy themselves by enquiry, survey or any other means as to the condition of the land and/or property. Any reports and surveys that the council may have commissioned will be made available to the purchaser upon request.

Milestone dates

The seller requires contractual terms in place to guarantee the development of the plot.

It is suggested that there is a start on site within 3 months of completion of the transfer and to complete the development within 18 months of completion of the transfer.

In the event of the buyer failing to commence the development within the timescales referred to above the council shall have the right to re-purchase the site.

Homes England Consent

Any proposed sale is subject to Homes England consent.

They have the benefit of a legal charge on the site and their consent is required to the proposed use. Uses within Use Class Order E (g), B2 and B8 are considered acceptable, other uses would be considered upon submission of sufficient detail.

E(g) Offices, research and development of products or processes, industrial processes (all without causing detriment to residential amenity)

B2 – General Industrial:

Industrial processes other than those falling within class E (g)

B8 – Storage & distribution:

Storage units, distributions centres

PRICE

Offers invited. Guide Price £80,000 per acre.

VAT

The Seller has elected to charge Value Added Tax.

Legal Costs

The purchaser is to pay the Sellers reasonable legal costs.

Contact

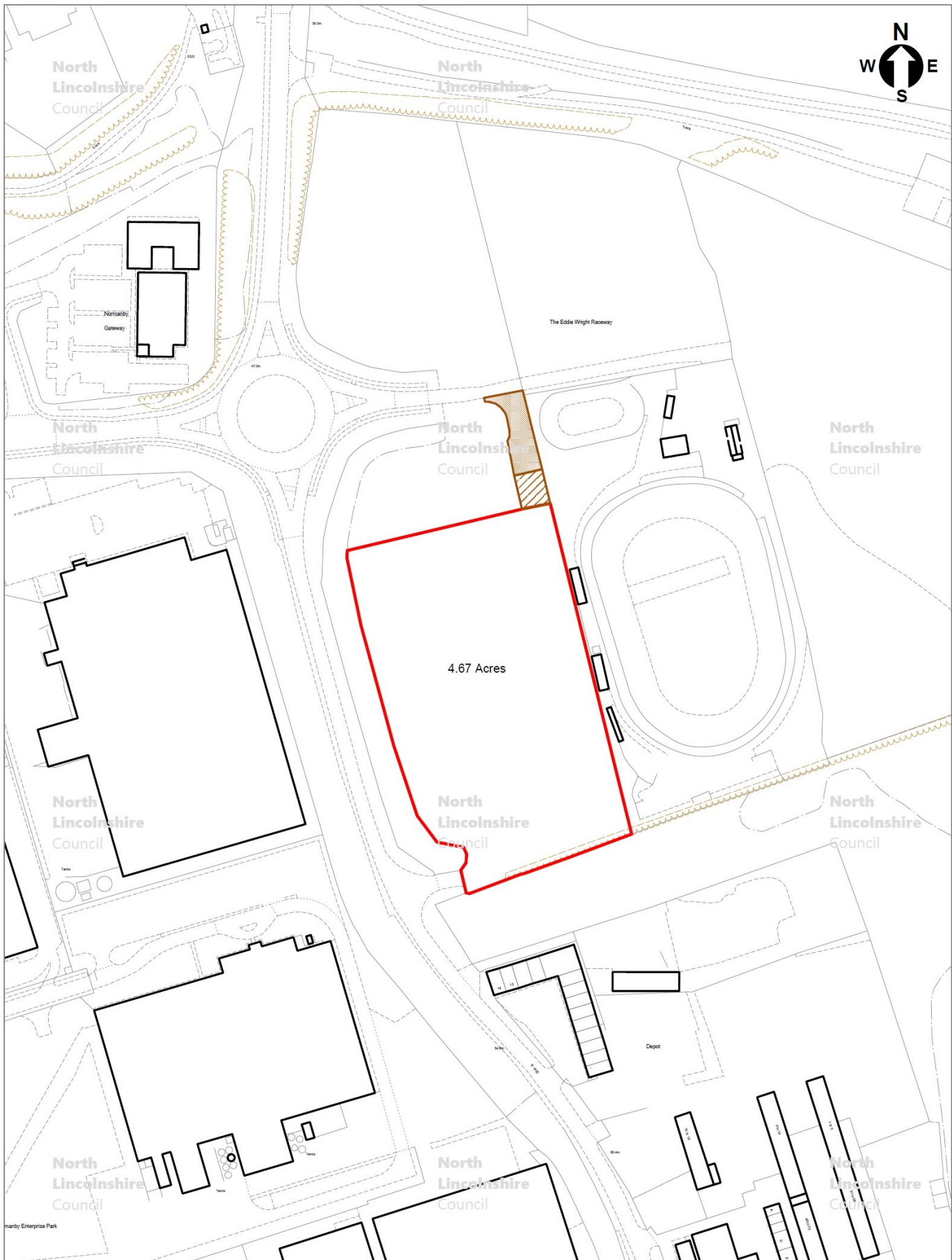
For further information contact: -
(01724) 297330 or

Email: businessinfo@northlincs.gov.uk

PLEASE NOTE

- **We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.**
- **These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.**
- **Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.**
- **Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.**
- **Any measurements or areas are approximate and for guidance purposes only.**
- **Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters.**

The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive sale.



Title: Former Tarmac Site (Plot 2), Normanby Road, Scunthorpe

Drawing Number: SCU - 4 - 0827

Version: 1

Date: 22/07/2022

Not to scale

Drawn By: LN

North Lincolnshire Council

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Former entrance to the south of the site from Normanby Road.

North Lincolnshire Council

www.northlincs.gov.uk

Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

KEEPING PEOPLE SAFE, WELL, PROSPEROUS & CONNECTED