

**Plot 24 Nisa Way,  
Normanby Enterprise Park,  
Scunthorpe, North Lincolnshire, DN15 9YA**

**Freehold For Sale  
Offers Invited**



- Clear site - approx. 3.86 acres (1.56 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) 296744 Email [property@northlincs.gov.uk](mailto:property@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 location:

giant.going.flies

## 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 3.86 acres (1.56 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 Bloom Lane. However, the Buyer will be responsible for making their own enquiries in respect of the availability, layout and suitability of such services.

## Highways

An unadopted highway exists to the East.

Please contact North Lincolnshire Council Highways control 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

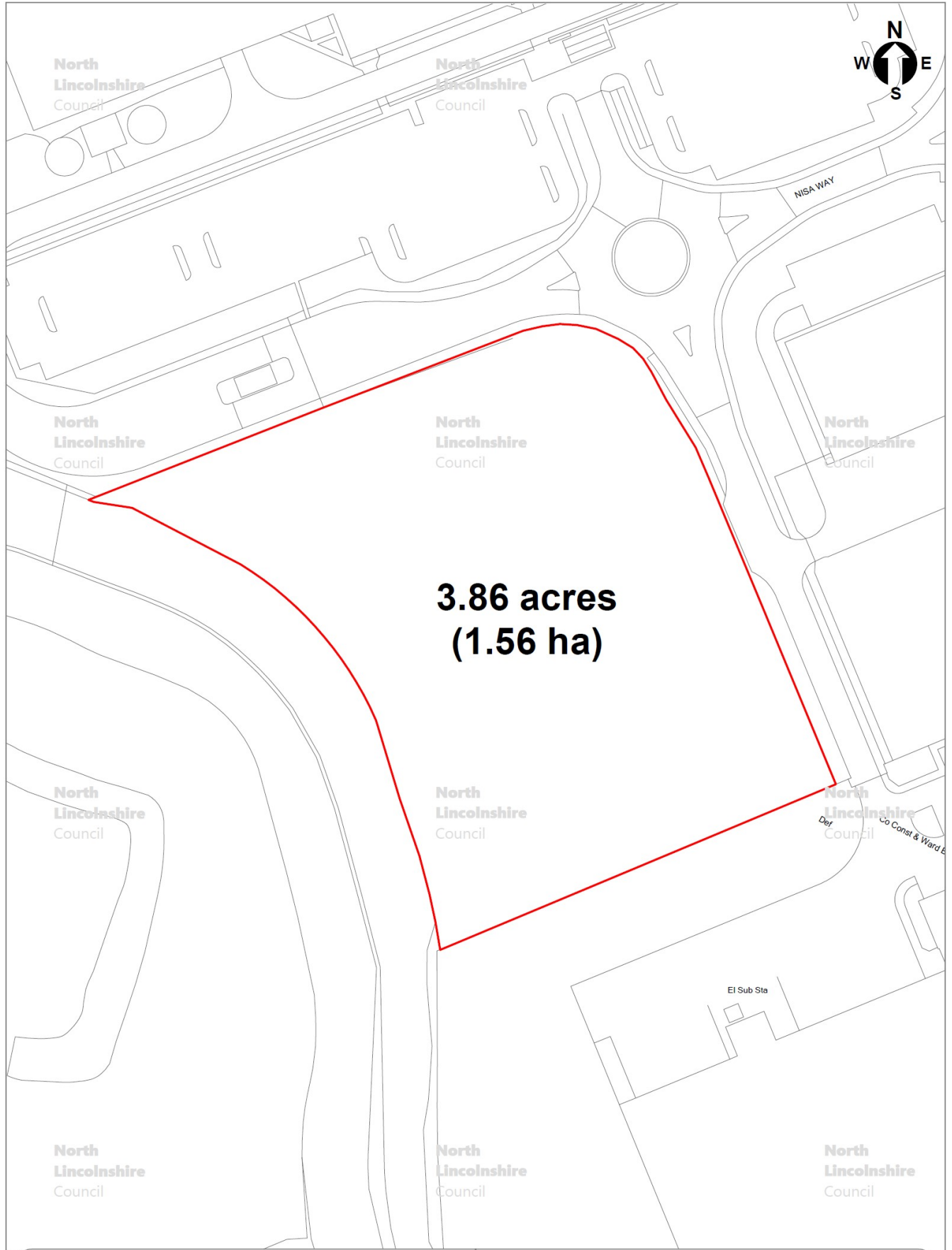
For further information contact: -  
(01724) 297330 or

Email: [businessinfo@northlincs.gov.uk](mailto: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: Plot 24 Nisa Way, Scunthorpe

Drawing Number: SCU - 4 - 0859

Version: 1

Date: 17/01/2023

**Not to Scale**

Drawn By: LN

**North Lincolnshire Council**

© Crown copyright and database rights 2023 Ordnance Survey 0100023560





# **North Lincolnshire Council**

[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

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

KEEPING PEOPLE SAFE, WELL, PROSPEROUS & CONNECTED