

# A18, DOUBLE RIVERS

Crowle, DN17 4DD



## Key Highlights

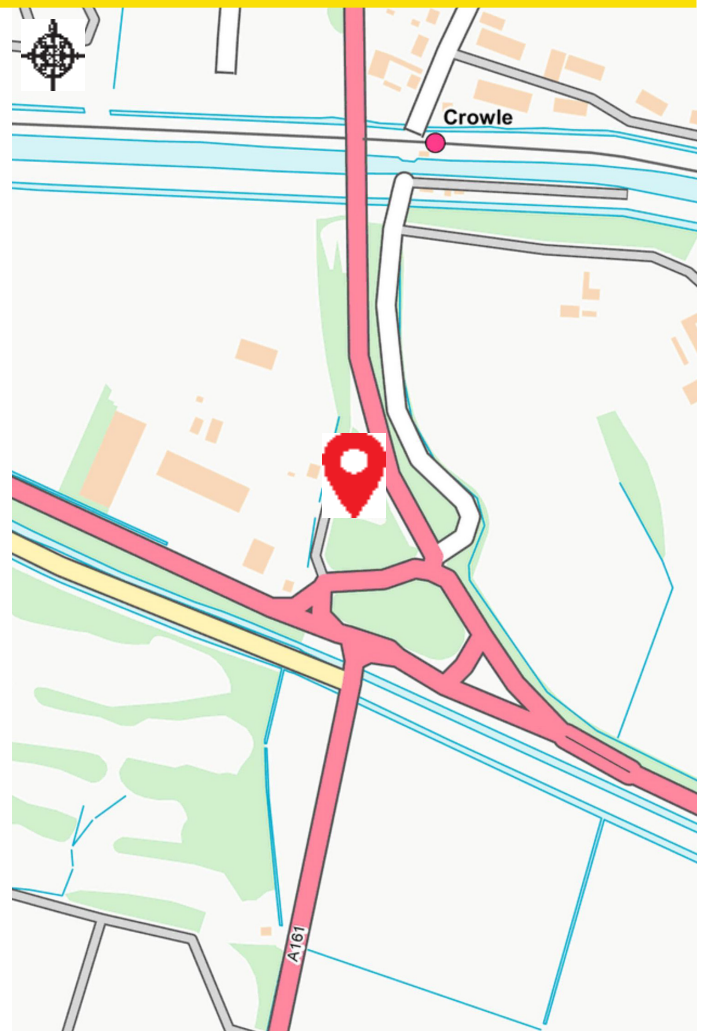
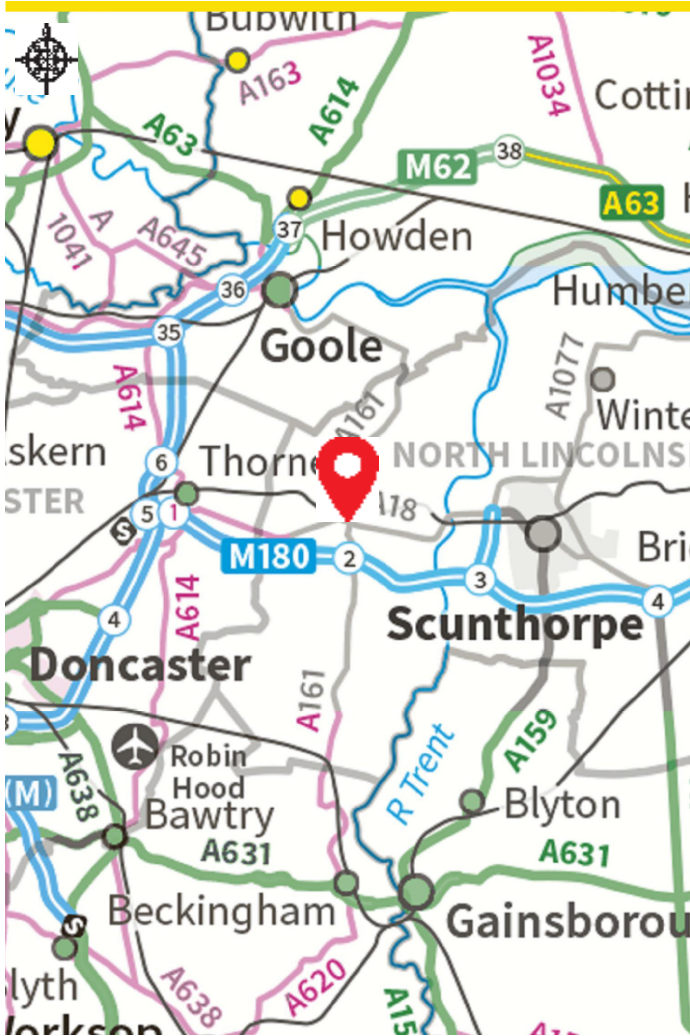
- Fully Consented - proposed development of roadside services including petrol filling station, electric forecourt and ancillary retail, food and drink
- Suitable for a variety of uses including open storage, subject to Planning Permission
- Prominent roadside position with dual frontage to the A18 and A161
- Extending to approximately 1.43 acres (0.58 hectares)

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## Location

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

The site is located to the South of Phoenix Parkway a main arterial route to the M180 which is approximately 2 miles away. The site is less than a mile North of the town centre and the station is approximately 1.25 miles to the South with direct links to Sheffield and Manchester for onward connection to both the East & West coast mainlines.

Humberside airport is around 30 minutes drive. The site is placed approximately 25 miles from Hull's European gateway, 50 miles to Sheffield, 56 miles to Leeds and 94 miles to Manchester.

## Situation

The site occupies an extremely prominent position with dual frontage to the A18 and A161, approximately 9 miles west of Scunthorpe Town Centre, and providing excellent access to the M18 to the west, Doncaster and national motorway network.

This stretch of the A18 does not currently benefit from any roadside services and hence this presents an unique opportunity.

The Market Town of Crowle lies immediately to the North of the site, providing a comprehensive range of services together with Crowle mainline railway Station.

## Description

The total site area is 1.43 acres (0.58 hectares), comprising a substantial and predominantly level, cleared development bounded to all three sides by the public highway.

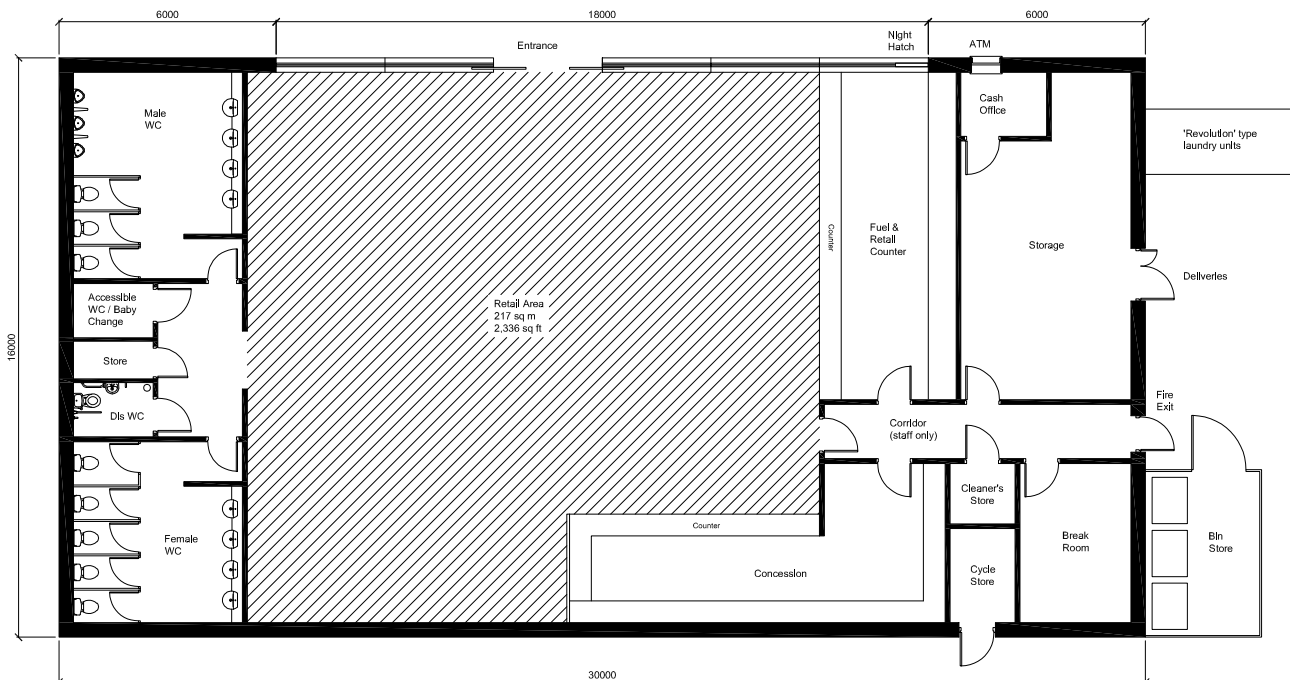
Planning permission was granted in October 2022 for a proposed development of roadside services including petrol filling station, electric forecourt and ancillary retail, food and drink with access from highway to the west on land at A18, Double Rivers, Crowle, DN17 4DD (Ref: PA/2022/116)

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## Tenure

Freehold Title Number HS400596. Alternatively, the site is available on a Leasehold basis for terms to be agreed.

## Price

Offers in excess of £350,000 exclusive.

## Rent

£45,000 per annum.

## VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## Anti-Money Laundering (AML)

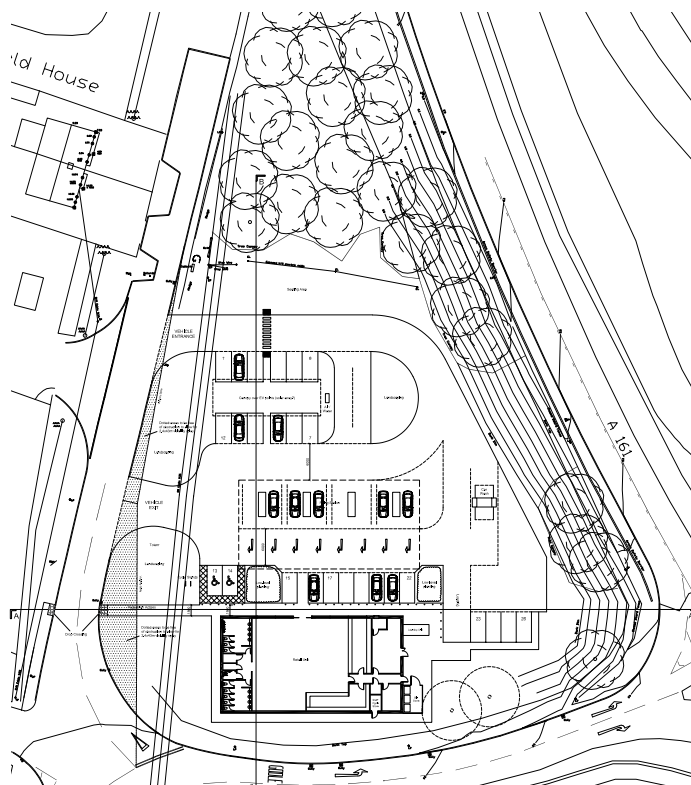
Any offer accepted is subject to completing AML checks.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.



## Contact

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