

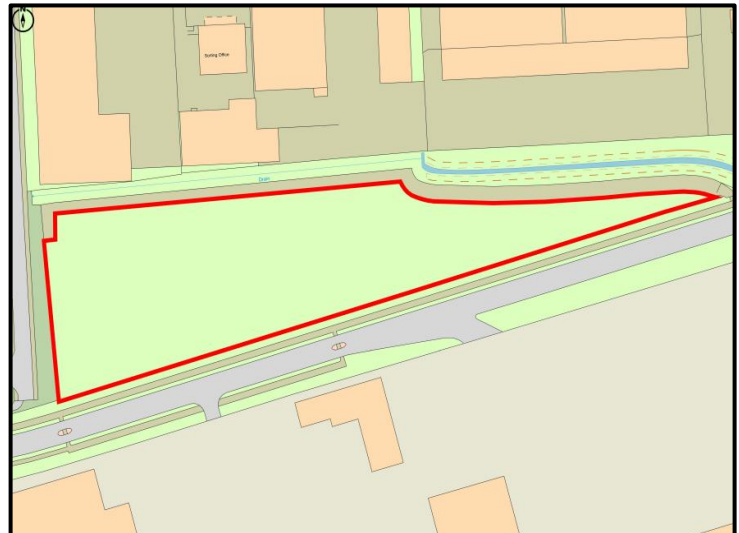


Prominent Development Site Suitable for a Variety of Uses

*All images and plans are for identification purposes only

3.87 Acres (1.57 Hectares)

- Excellent development opportunity (subject to planning).
- **The site benefits from outline planning for C1 (Hotels) as a legacy from the original masterplan.**
- Located in an established commercial area.
- 1 mile from J36 of the M62 Motorway



Situation and Opportunity

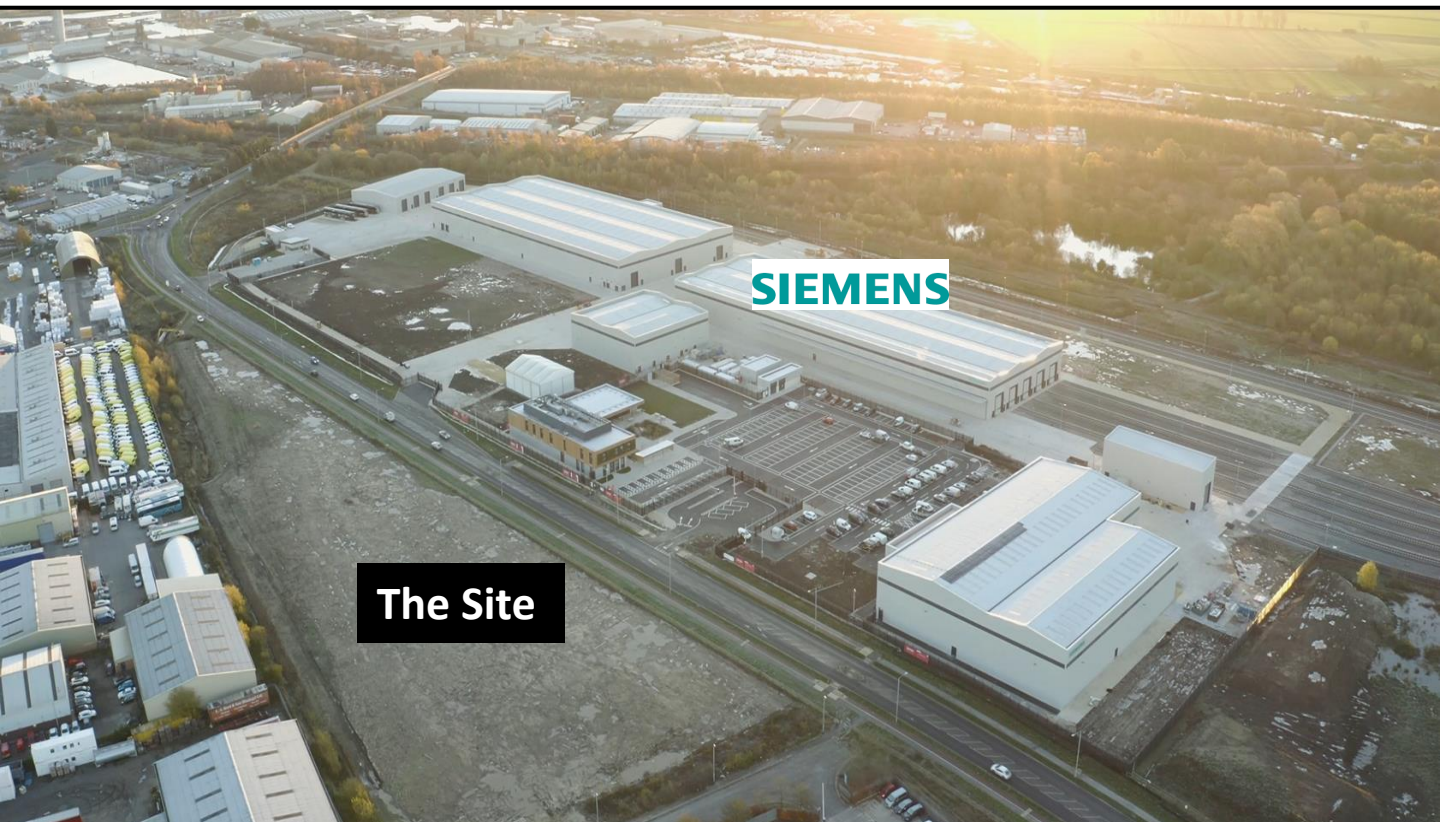
The site is located on Goole 36 and is part of the burgeoning industrial area adjacent to Junction 36 of the M62 which has seen significant recent investment (£220m) from Siemens Mobility in a new 67-acre train manufacturing facility which has the potential to create up to 1,000 new jobs.

Invest East Yorkshire (part of East Riding of Yorkshire Council (ERYC)) in partnership with Siemens, the University of Birmingham and Homes England are promoting Plot D as an opportunity within the 'Goole Rail Village', which is a series of separate but complementary projects that combine to create a compelling proposition for further investment from the UK Rail Sector and related supply chains.

One of these projects is RaisE (Rail Accelerator and Innovation Solutions Hub for Enterprise), which is a new £9m business and conferencing hub that is now fully established and a £50m research and development centre delivered as a future phase. A range of future growth and expansion opportunities are also available in the wider area including the circa 500-acre Freeport site which is just over 1km from the Plot D boundary. The site has the potential to deliver up to 7.5m sq ft of floorspace and offers a range of attractive tax incentives to occupiers.

Other occupiers located on Goole 36 and the surrounding area include Guardian Glass, Tesco, Croda Chemicals, Akzo Nobel /XPO Logistics, RWE, B&Q and the Car Supermarket.com.

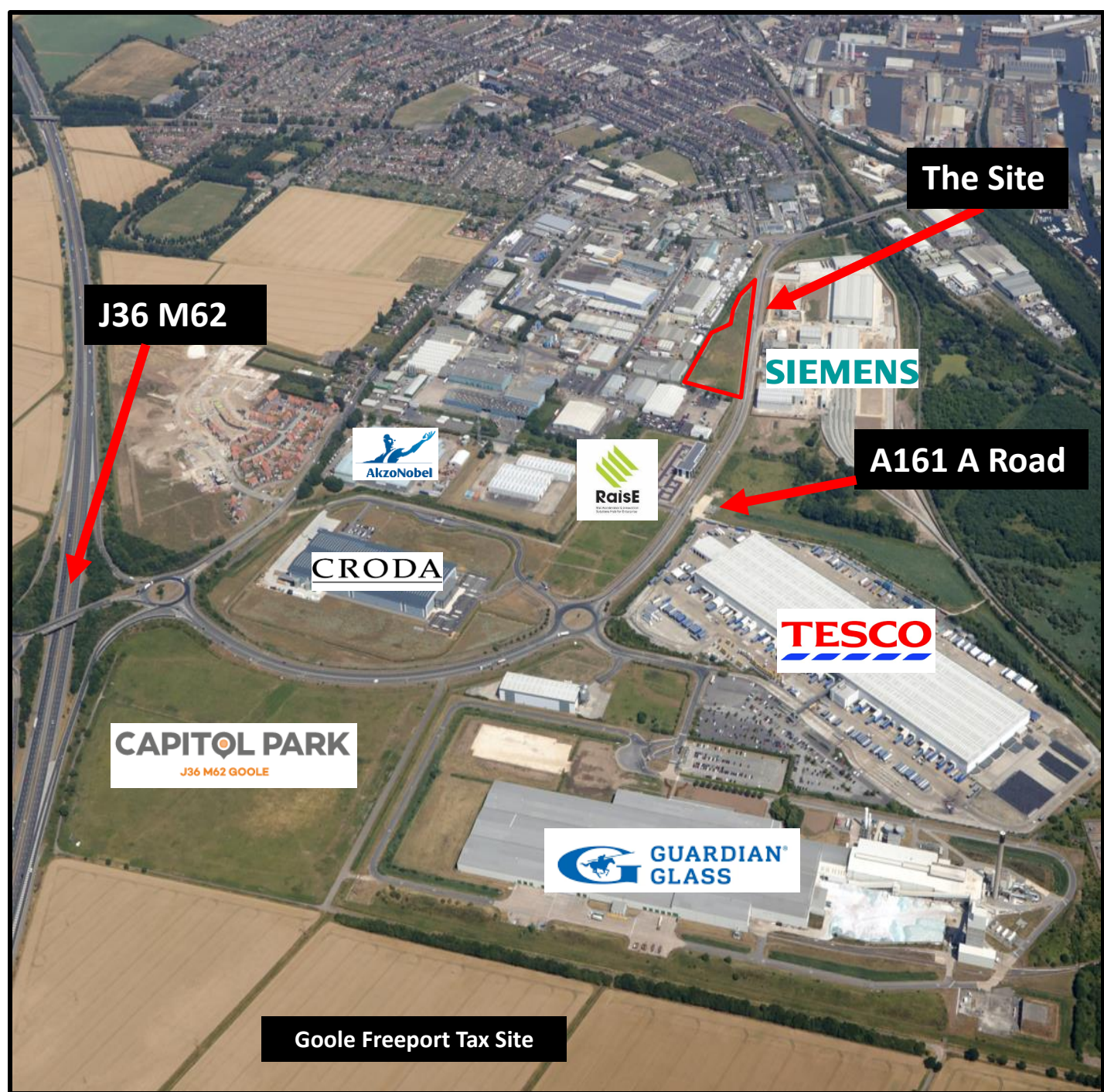
Plot D has been identified as a potential home for a new hotel along with other complementary uses which would be used by Siemens staff along with the expanding local business parks and general public. Plot D already benefits from outline planning for a hotel as a legacy as part of the original masterplan for Goole 36 (08/01710/STOUTE). The vendor and EYRC would also consider a variety of uses and we invite discussions around this.

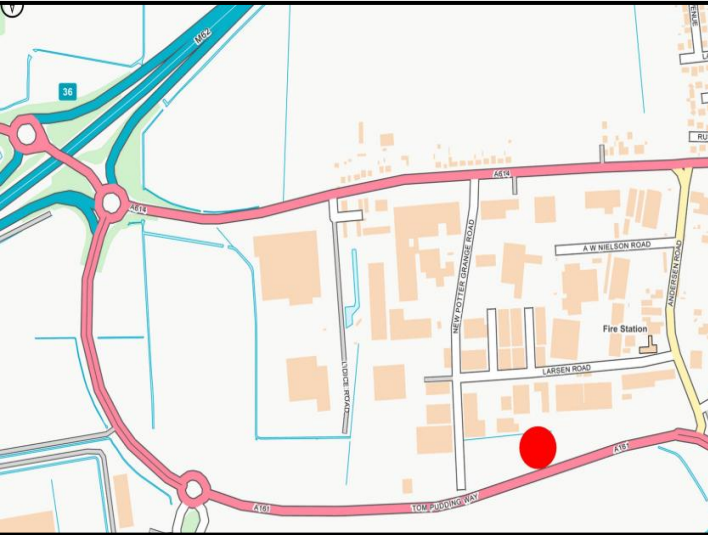


The Site

FOR SALE

**Site off Tom Pudding Way,
Plot D, Goole 36, DN14 6BS**





Location

The site is positioned adjacent to Tom Pudding Way (A161), the main route through Goole 36, which in turn connects to J36 of the M62 Motorway only 1 mile away from the site. The M62 provides access to Hull to the East and to the West connects with the M18 and A1(M), offering wider connections to the North and South.

Description

The site is of a triangular shape which sits parallel to the busy Tom Pudding Way (A161). It was formerly used for agricultural use and the topography of the site is broadly level.

Planning

The site benefits from outline planning – which would now cover a mix of Employment (B2 and B8), Commercial Business and Service uses including Sui Generis (E) and Hotel (C1).

For further confirmation on potential planning uses we recommend contacting East Riding of Yorkshire Council's Planning Team.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Terms

The property is available on a freehold basis. Further information is available from the sole agents, Cushman & Wakefield.

Viewing

Strictly by prior appointment with the sole agents:-



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