

# DDM

AGRICULTURE

## TO LET

### YARD & GENERAL PURPOSE BUILDING COMMERCIAL OPPORTUNITY

CHAPEL FIELD ROAD, GOXHILL, NORTH LINCOLNSHIRE, DN19 7NF  
(A180 - 8 miles, Immingham - 9 miles, Humber Bridge - 9 miles)



## PRICE ON APPLICATION



#### Letting Agents

DDM Agriculture  
Eastfield, Albert Street  
BRIGG, DN20 8HS  
Tel: 01652 653669  
Ref: Tom Norman

E-mail: [tom.norman@ddmagriculture.co.uk](mailto:tom.norman@ddmagriculture.co.uk)



## General Remarks and Stipulations

### Location

The yard and general purpose building is accessed directly from Chapel Field Road, to the east of the village of Goxhill which is located approximately eight miles to the east of the town of Barton-upon-Humber, in the county of North Lincolnshire.

The site is well connected, access to the A15 and A180 just 8 miles away, leading to the Humber Bridge and the towns of Barton-upon-Humber, Grimsby and Doncaster. The Humber Bridge is approximately 8 miles and the industrial areas of Killingholme and Immingham are approximately 10 miles away.

### Description

The site has previously been used for the storage of agricultural produce but would lend itself to general storage and distribution use, subject to obtaining the necessary planning consents.

### The Building

The General Purpose Building measures approximately 32m x 20m, with 5.1m to eaves and sits on approximately 0.48 acre (0.20 hectare).

### Business Rates

Due to the previous use of the yard and buildings there is not currently a business rates assessment of the property. However, depending on the use of the property the tenant may be liable for business rates. There may be an opportunity to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this property.

### Lease Terms

To be discussed with the Letting Agents depending on the Tenant(s) intended use of the Property.

### Planning

The property has been used for agricultural purposes and any alternative use of the property would be subject to obtaining planning consent for change of use. Planning enquiries in respect of the property should be directed to the Local Authority:

North Lincolnshire Council, Church Square House, Scunthorpe, DN15 6NL. Tel: 01724 297000

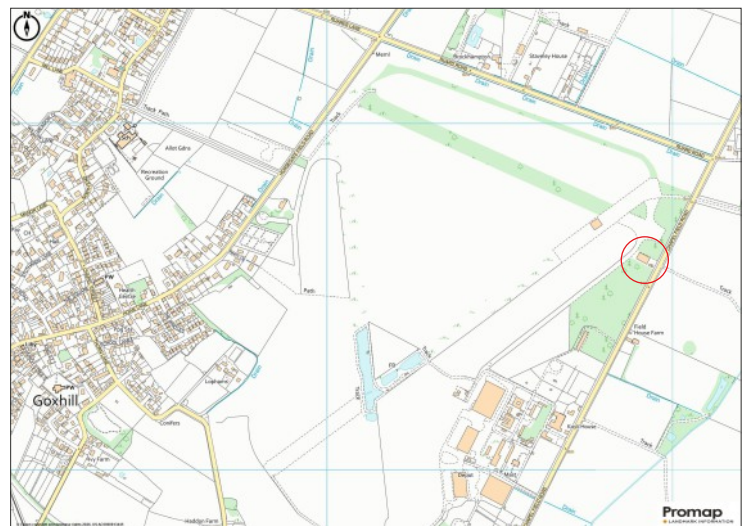
[www.northincs.gov.uk](http://www.northincs.gov.uk)

### Services

There is mains electric connected to the property.

### Viewing

Viewing is recommended, but strictly by appointment with Tom Norman of the Letting Agents on 07920 232135 or (01652) 653669 and subject to the completion of a Letting Application Form (available upon request).



### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Viewer(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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