

GIBSON LANE, MELTON, NORTH FERRIBY, HU14 3HN

INDUSTRIAL LAND FOR SALE 2.65 ACRES

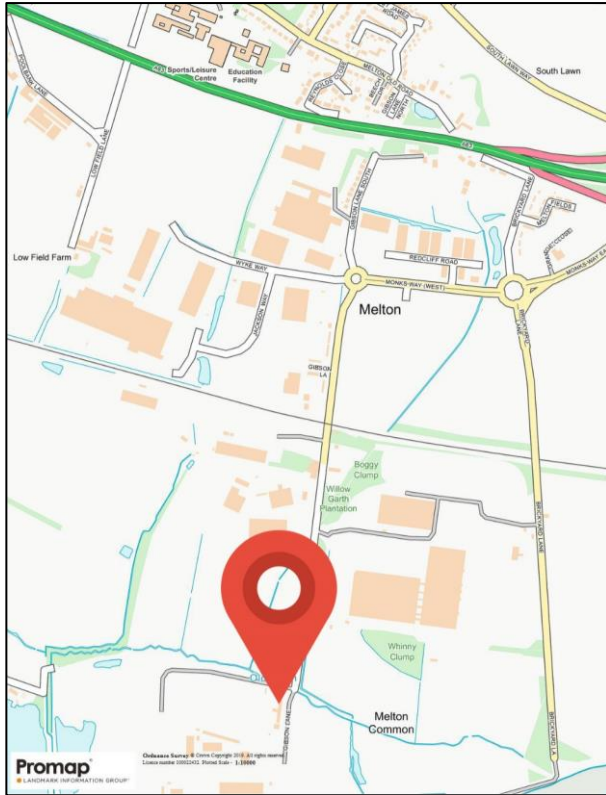


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LOCATION

The property is located on the west side of Gibson Lane South, approximately 1 mile south of the Melton A63 interchange, which is 6 miles west of Hull city centre, providing excellent vehicular access to the site and national motorway network.



DESCRIPTION

The site extends to 2.65 acres and has historically been used as a manufacturing site for abrasive materials. There are a range of historic industrial building on site for which demolition quotes are being obtained. An asbestos survey is available. The property has two incoming electricity supplies of 280 KVA per supply. A full inventory of the materials stored on site are available from the sole agent. Vehicular access to the site is good with Gibson Lane South providing access through a gated and fenced secure site.

SUMMARY

- 2.65 acres of industrial storage/development land
- Situated 1 mile south of the Melton interchange on the A63
- The site is fully fenced and enclosed
- The site is available freehold with full vacant possession upon completion
- Offers over £300,000 further details from the sole agents

ACCOMMODATION

The accommodation measured on a gross internal area basis briefly comprises.

	Acres
Site area	2.65

TENURE

The freehold interest in the site is available for sale with full vacant possession to be given upon completion.

PRICE

Offers in excess of £300,000 are sought for the freehold interest in the site. The site is registered for VAT.

SERVICES

Mains electricity and water are available to the site.

PLANNING

The site is in an established industrial area. Verbal enquiries with the local planning authority indicate that the site has consent for B2 (general industrial) use. Demolition quotes are available from the sole agent

CONTACTS



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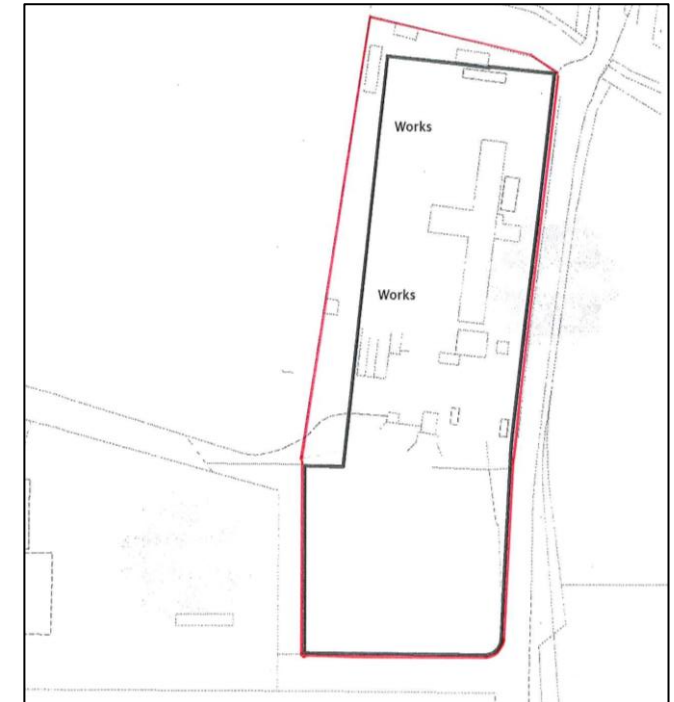
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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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