



**Land to the rear of Cleethorpes Business Centre,  
Jackson Place, Wilton Road Industrial Estate,  
Humberston, North East Lincolnshire, DN36 4AS**  
For Sale Long Leasehold Development Site of 0.297 Ha  
(0.735 Acres) approx.





## Summary

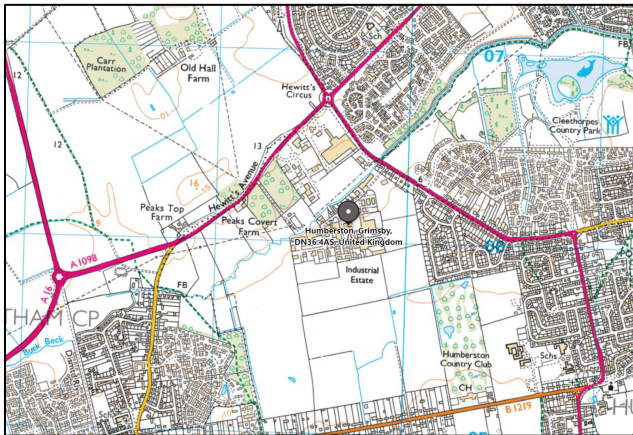
- Development site of 0.297 Ha (0.735 acres) approx.
- Popular/desirable business location.
- Rare opportunity to purchase land.

## Location

Humberston is a popular North East Lincolnshire village adjacent to the coastal town of Cleethorpes and comprises a wide range of residential and leisure facilities, together with the well established Wilton Road Industrial Estate and Hewitts Circus retailing area which includes Tesco Supermarket and a number of motor vehicle dealerships.

Humberston is situated approximately 6 miles to the south east of Grimsby town centre and approximately 1 mile south of Cleethorpes town centre, benefitting from good road access to the A1031 and B1219 which in turn provide access to the A46, A180, M180 and national motorway network.

The site is situated behind the Cleethorpes Business Centre on the east side of Jackson Place. Notable occupiers on the Wilton Road Industrial Estate include Screwfix, Howden Joinery, Plumb Centre, John Clark Bodyworks Repairs, House of McCue and Big Red.



## Description

The site comprises a rectangular shaped parcel of land which is currently level with a right of access through the car park from the Business Centre to Jackson Place. Boundaries are generally fenced and the site is deemed ready for development, subject to obtaining suitable planning consent.

## Site Area

	Ha	Acres
Site Area	0.297	0.735

## Terms

The land is available For Sale, subject to the following terms and conditions.

## Price

£95,000, subject to contract and exclusive of VAT. The site is not elected for VAT purposes.

## Tenure

The disposal of the land will be by way of a new long ground lease for a term of 99 years, being subject to a 10 year rent review pattern. The initial ground rent will be £7,350 per annum exclusive of other outgoings and will be paid quarterly in advance by banker's order.

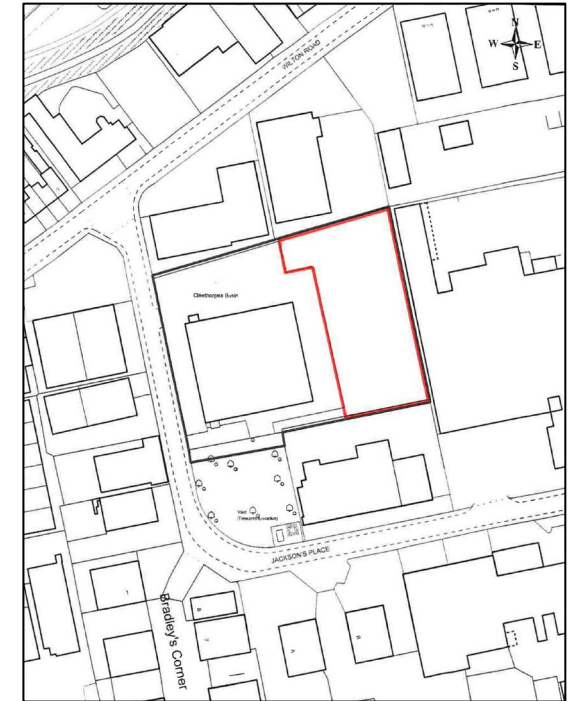
## Planning

The land is situated within an established industrial location and therefore should be deemed suitable for a variety of employment uses, subject to consent.

Interested parties are advised to make their own enquiries directly to North East Lincolnshire Council Planning Department – Tel: 01472 326289 – Email: [planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

## Business Rates

At present the site is not subject to business rates. Any development or use of the site may create a liability to business rates and therefore we recommend that interested parties make their own enquiries directly to North East Lincolnshire Council Business Rates Department or the Valuation Office Agency.



## Contacts

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