

# FOR SALE

## VACANT LAND

BEACON ROAD INDUSTRIAL ESTATE, HULL ROAD,  
WITHERNSEA, HU19 2EG

**GARNESS  
JONES**

Price - £285,000 (Offers in the region of)

**Commercial Land & Development**  
**1.33 acres (0.54 Ha.)**

### Property Features

- Located in popular Withernsea Industrial Location.
- Potential development opportunity
- Subject to planning offers welcomed
- Approximately 1.33 Acre site
- Suitable for wide variety of uses.



### Enquiries

**Paul White**  
DDI 01482 312366  
[paul.white@garnessjones.co.uk](mailto:paul.white@garnessjones.co.uk)

**Josh Darley**  
DDI 01482 296699  
[josh.darley@garnessjones.co.uk](mailto:josh.darley@garnessjones.co.uk)

## Location

Beacon Road Industrial Estate is situated on the fringe of the centre of Withernsea adjacent to the Comprehensive School. Withernsea is the main coastal town of the Holderness region and has a wide geographical coverage of the surrounding rural areas providing retail and other facilities. Withernsea is approximately 16 miles east of Kingston-upon-Hull.

## Description

Development land of approximately 1.32 ACRES is situated at the rear of Beacon Road Industrial Estate, which is located on the B1362 and leads to Hedon and Hull. The site sits adjacent to the town's secondary school, and the front of the estate has been developed by Yorkshire Forward to provide industrial units.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	acres	Ha.
Land	1.33	0.54

## Service Charge

There is no service charge implemented on this estate.

## Services

We understand there is an electric substation and mains water and drainage on site.

Purchaser to rely on their own independent enquiries.

## Business Rates

No applicable

## Terms

We have been appointed to seek offers at £285,000 + VAT for the freehold interest.



01482 564564

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